BLOCK 1 LOT 1 IN OR 878/215
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

ODOM ROBERT J & WINTEET T JOINT REV TRUST/ODOM WIN
1897 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034-4787

2024

00-00-31-102P-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

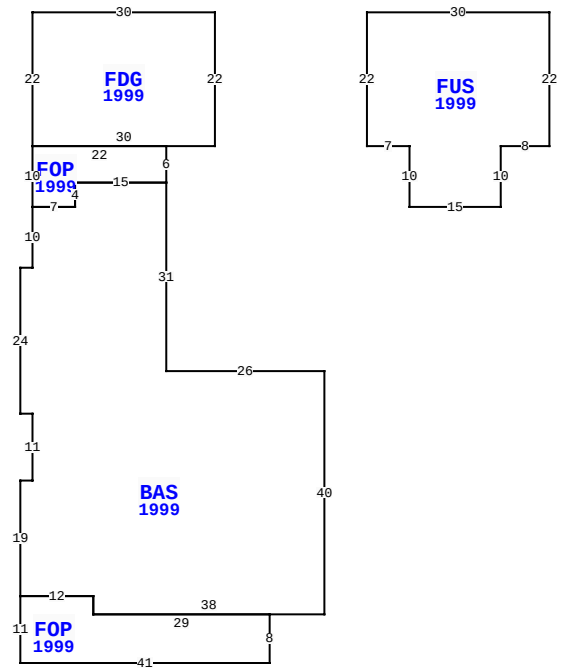
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,630	100	2,630	478,079
FDG	660	60	396	71,984
FOP	160	30	48	8,725
FOP	364	30	109	19,814
FUS	810	100	810	147,241
TOTALS	4,624		3,993	725,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,993	136.9314	205.40	820,162	1999	1999	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2000 Heated Area: 3440 HX Base Yr 2000



1897 LAKE PARK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		725,843
TOTAL MARKET OB/XF VALUE		13,802
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		951,645
SOH/AGL Deduction		536,197
ASSESSED VALUE		415,448
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		360,448
TOTAL JUST VALUE		951,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		773,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173737	HURREPAR	45,252	11/30/2017
20061332	DEMOLITION	0	06/13/2006
990568	NEW CONSTR	221,665	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/811	1/29/2024	WD	U	I	11	100
GRANTOR: ODOM WINETTE T						
GRANTEE: ODOM ROBERT J & WIN						
0878/0215	4/09/1999	WD	Q	V		57,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ODOM ROBERT J & WIN						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=1999] W30 S22 FOP=[YR=1999] S10 BAS=[YR=1999] S10 W2 S24 E2 S11 W2 S19 FOP=[YR=1999] S11 E41 N8 W29 N3 W12 $ E12 S3 E38 N40 W26 N31 W15 S4 W7 $ E7 N4 E15 N6 W22 $ E30 N22 $ PTR= E25 FUS=[YR=1999] E30 S22 W8 S10 W15 N10 W7 N22 $ W25 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	1999	1999	3	77	160	
2	0825	BRICK	0	100	16	16	256.00	SF	12.50	12.50	100	2000	2000	3	94	3,008	
3	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	1999	1999	3	77	193	
4	0810	CONCRETE A	0	100	36	5	180.00	SF	6.50	6.50	100	1999	1999	3	77	901	
5	0810	CONCRETE A	0	100	25	20	500.00	SF	6.50	6.50	100	1999	1999	3	77	2,503	
6	0819	CONC 12"	0	100	2	9	18.00	SF	9.50	9.50	100	1999	1999	3	77	132	
7	0825	BRICK	0	100	0	0	457.00	SF	12.50	12.50	100	2000	2000	3	94	5,370	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	52	312	
9	0476	VF 6 SBPL	0	100	0	0	57.00	LF	16.00	16.00	100	2000	2000	3	52	474	
10	0476	VF 6 SBPL	0	100	0	0	45.00	LF	32.00	32.00	100	2000	2000	3	52	749	

TOTAL OB/XF 13,802

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		R-2	0.00	0.00	53.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	212,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,000 Market: 0 Agricultural: 0 Common: 212,000 PRINTED 08/06/2024 BY SYS