

BLOCK 1 LOT 2
IN OR 865/1058
AMELIA PARK PHASE 1 UNIT 1

DAVIS GAINES GAIL
1893 LAKE PARK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0001-0020



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,923	100	1,923	359,023
FGR	651	55	358	66,839
FOP	138	30	41	7,654
FSP	186	40	74	13,816
TOTALS	2,898		2,396	447,332

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,396	140.6398	210.96	505,460	1999	1999	0	0	11.50	88.50
1 SFR CUST - 100% - 2000 Heated Area: 1923 HX Base Yr 2000											
1893 LAKE PARK DR, FERNANDINA BEACH											
BLD DATE: 03/21/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	37	5	185.00	SF	6.50	6.50	100	1999
2	0810	CONCRETE A	0 100	33	27	891.00	SF	6.50	6.50	100	1999
3	0819	CONC 12"	0 100	8	3	24.00	SF	9.50	9.50	100	1999
4	0830	FLAGSTONE	0 100	0	0	500.00	SF	12.00	12.00	100	2000
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2000
6	0476	VF 6 SBPL	0 100	0	0	5.00	LF	32.00	32.00	100	2000
7	0476	VF 6 SBPL	0 100	0	0	57.00	LF	16.00	16.00	100	2000
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2001
9	0476	VF 6 SBPL	0 100	0	0	110.00	LF	32.00	32.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		R-2	0.00	0.00	50.00	FF	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 447,332											
TOTAL MARKET OB/XF VALUE 13,280											
TOTAL LAND VALUE - MARKET 200,000											
TOTAL MARKET VALUE 660,612											
SOH/AGL Deduction 389,594											
ASSESSED VALUE 271,018											
TOTAL EXEMPTION VALUE 55,000											
BASE TAXABLE VALUE 216,018											
TOTAL JUST VALUE 660,612											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 533,799											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010123	XFOB	4,000	01/26/2001
990093	NEW CONSTR	0	03/22/1999
984985	NEW CONSTR	140,000	02/17/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0865/1058	2/02/1999	WD	Q	V		54,500	
GRANTOR: AMELIA PARK DEVELOPME							
GRANTEE: DAVIS GAINES & DONN							
0846/0249	8/25/1998	WD	U	V	19	40,000	
GRANTOR: AMELIA PARK DEVELOPME							
GRANTEE: BRYLEN HOMES LTD							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1999] W31 S21 BAS=[YR=1999] S71 E7 FSP=[YR=1999] S8 E22 N8 W9 N2 W5 S2 W8 \$ E8 N2 E5 S2 E15 N4 E5 N37 W25 FOP=[YR=1999] N30 W5 S25 D5 R5 \$ L5 U5 N25 W10 \$ E31 N21 \$											