BLOCK 1 LOT 3
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

MCBRIDE RICHARD BRUCE & MARGARET CHAPPEL
1889 LAKE PARK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0001-0030

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	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

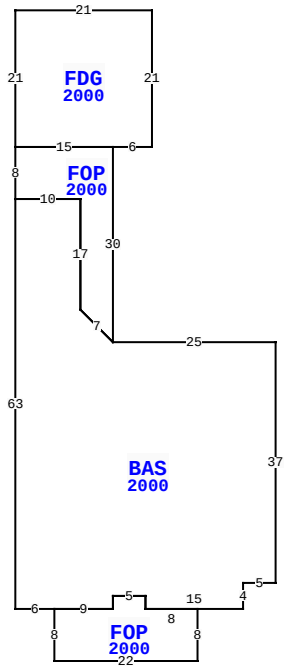
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100	1,843	394,042
FDG	441	60	265	56,658
FOP	186	30	56	11,973
FOP	218	30	65	13,897
TOTALS	2,688		2,229	476,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,229	160.1506	240.23	535,473	2000	2000	0	0	0	11.00	89.00

1 SFR CUST – 0% - 2023 Heated Area: 1843 HX Base Yr



1889 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	476,571
TOTAL MARKET OB/XF VALUE	5,039
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	681,610
SOH/AGL Deduction	10,156
ASSESSED VALUE	671,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	671,454
TOTAL JUST VALUE	681,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	610,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101706	XFOB	4,000	09/30/2010
20100698	GAS	1,000	04/28/2010
991201	NEW CONSTR	115,484	09/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0855	1/31/2022	WD	Q	I	01	749,500
GRANTOR: TAWES FAMILY TRUST U/						
GRANTEE: MCBRIDE RICHARD BRU						
1999/1615	8/18/2015	MS	U	I	11	100
GRANTOR: TAWES JOHN P & FRANCE						
GRANTEE: TAWES FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W25 FOP=[YR=2000] N30 FDG=[YR=2000] E6 N21 W21 S21 E15 $ W15 S8 E10 S17 D5 R5 $ L5 U5 N17 W10 S63 E6 FOP=[YR=2000] S8 E22 N8 W8 N2 W5 S2 W9 $ E9 N2 E5 S2 E15 N4 E5 N37 $.

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	0	33	16	528.00	SF	6.50	6.50	100	2000	2000	3	79	2,711	
2	0810	CONCRETE A	0	0	41	3	123.00	SF	6.50	6.50	100	2000	2000	3	79	632	
3	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	79	46	
4	0819	CONC 12"	0	0	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	79	135	
5	0476	VF 6 SBPL	0	0	0	0	5.00	LF	32.00	32.00	100	2010	2010	3	78	125	
6	0475	VF 4 SBPL	0	0	0	0	76.00	LF	14.00	14.00	100	2010	2010	3	78	830	
7	0469	VF LATTIC	0	0	0	0	76.00	SF	5.50	5.50	100	2010	2010	3	78	326	
8	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

LAND DESCRIPTION

TOTAL OB/XF 5,039

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	0	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS