BLOCK 1 LOT 4
IN OR 2518/1442
AMELIA PARK PHASE 1 UNIT 1

WELSCH ELLEN M &/BRESEBACH KEITH GORDON
1885 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

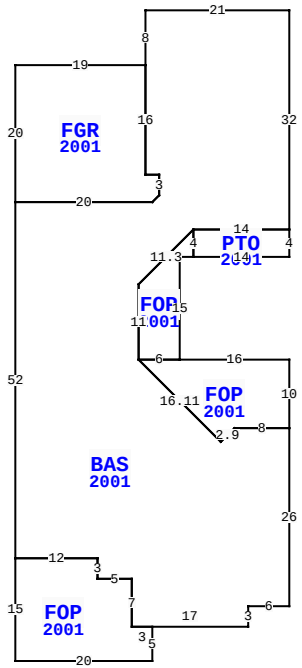
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,328	100	2,328	507,222
FGR	388	55	213	46,408
FOP	90	30	27	5,883
FOP	174	30	52	11,330
FOP	255	30	76	16,558
PTO	56	5	3	653
TOTALS	3,291		2,699	588,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,699	162.2966	243.44	657,045	2001	2001	0	0	0	10.50	89.50

1 SFR CUST - 100% - 2022 Heated Area: 2328 HX Base Yr 2022



1885 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		588,055
TOTAL MARKET OB/XF VALUE		17,912
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		805,967
SOH/AGL Deduction		84,125
ASSESSED VALUE		721,842
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		671,842
TOTAL JUST VALUE		805,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0785	Replace cabinetry	78,000	12/04/2023
2004394	SWIM POOL	9,800	11/23/2000
2003973	NEW CONSTR	149,000	09/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1442	11/30/2021	WD	Q	I	01	820,000
GRANTOR: CONNELLY RICHARD J &						
GRANTEE: WELSCH ELLEN M & BE						
2102/1477	2/17/2017	WD	Q	I	02	500,000
GRANTOR: MEHAS STEPHEN & JUDIT						
GRANTEE: CONNELLY RICHARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 S8 FGR=[YR=2001] W19 S20 E20 U1 R1 N3 W2 N16 $ S16 E2 S3 D1 L1 W20 S52 FOP=[YR=2001] S15 E20 N5 W3N7 W5 N3 W12 $ E12 S3 E5 S7 E17 N3 E6 N26 FOP=[YR=2001] N10 W16FOP=[YR=2001] N15E2 PTO=[YR=2001] E14N4W14S4$N4 L8 D8 S11 E6$W6 D12 R12 U2 R2 E8$ W8 D2 L2 L12 U12 N11 U8 R8 E14 N32$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
3	0835	QUARY TILE	0	100	64	3	192.00	SF	10.00	10.00	100	2003	2003	3	83	1,594	
4	0810	CONCRETE A	0	100	0	0	945.00	SF	6.50	6.50	100	2001	2001	3	80	4,914	
5	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	80	94	
6	0861	POOL GUNIT	0	100	0	0	126.00	SF	85.00	85.00	100	2001	2001	3	27	2,892	
7	0845	KOOL DECK	0	100	0	0	115.00	SF	14.50	14.50	100	2001	2001	3	80	1,334	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2001	2001	3	20	800	
10	0810	CONCRETE A	0	100	5	2	10.00	SF	6.50	6.50	100	2001	2001	3	80	52	

TOTAL OB/XF 15,055

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	000100	C	SFR	100		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

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GRANTEE: CONNELLY RICHARD J						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	55	330	
12	0476	VF 6 SBPL	0	100	0	0	60.00	LF	16.00	16.00	100	2000	2000	3	52	499	
13	0910	SCRN RM L	0	100	18	16	288.00	SF	15.00	15.00	100	2003	2003	3	21	907	
14	0855	CONC PAVER	0	100	45	3	135.00	SF	10.00	10.00	100	2003	2003	3	83	1,121	

LAND DESCRIPTION

TOTAL OB/XF 2,857

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

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