

BLOCK 7 LOT 6
IN OR 1898/368
AMELIA PARK PHASE 1 UNIT 3

MCCLURE-DRABICK TRUST/MCCLURE-DRABICK DENISE TRUST
1709 LAKE PARK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0007-0060



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 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

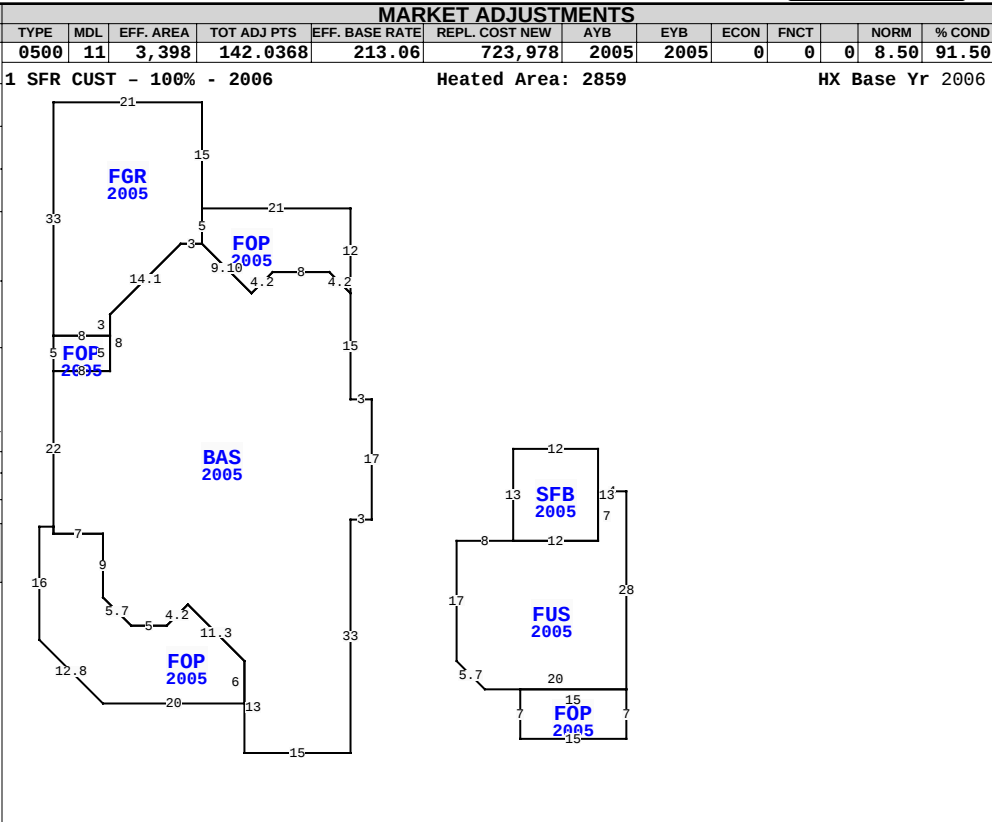
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	2,210	430,840
FGR	574	55	316	61,604
FOP	40	30	12	2,340
FOP	105	30	32	6,238
FOP	195	30	58	11,307
FOP	402	30	121	23,589
FUS	524	100	524	102,153
SFB	156	80	125	24,369

TOTALS	4,206		3,398	662,440
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
3	0825	BRICK	0 100	15	2	30.00	SF	12.50	12.50
4	0810	CONCRETE A	0 100	40	20	800.00	SF	6.50	6.50
5	0810	CONCRETE A	0 100	50	3	150.00	SF	6.50	6.50
6	0810	CONCRETE A	0 100	11	4	44.00	SF	6.50	6.50
7	0810	CONCRETE A	0 100	36	2	72.00	SF	6.50	6.50
8	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		R-2	0.00	0.00	60.00



1709 LAKE PARK DR, FERNANDINA BEACH

TOTAL OB/XF									
10,194									

TOTAL OB/XF									
10,194									

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,398	142.0368	213.06	723,978	2005	2005	0	0	8.50	91.50

1 SFR CUST - 100% - 2006 Heated Area: 2859 HX Base Yr 2006

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		662,440
TOTAL MARKET OB/XF VALUE		10,194
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		912,634
SOH/AGL Deduction		435,232
ASSESSED VALUE		477,402
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		422,402
TOTAL JUST VALUE		912,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		784,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052056	OTHER	1,000	06/24/2005
20051151	GAS	1,000	01/31/2005
20051078	NEW CONSTR	2,000	01/20/2005
20042278	MECH OTHER	11,000	12/06/2004
20041792	NEW CONSTR	8,000	10/05/2004
20041682	NEW CONSTR	200,000	09/17/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1898/0368	1/03/2014	WD U	I	I	30
GRANTOR: MCCLURE-DRABICK DENIS					
GRANTEE: MCCLURE-DRABICK DEN					
1898/0348	1/03/2014	TD U	I	I	30
GRANTOR: MCCLURE-DRABICK DENIS					
GRANTEE: MCCLURE-DRABICK DEN					

BUILDING NOTES					
BUILDING DIMENSIONS					
FOP=[YR=2005] W21 FGR=[YR=2005] N15 W21 S33 FOP=[YR=2005] S5 BAS=[YR=2005] S22 FOP=[YR=2005] W2 S16 D9 R9 E20 N6 U8 L8 L3 D3 W5 U4 L4 N9W7N1\$S1 E7S9 R4 D4 E5 U3 R3 R8 D8 S13 E15 N33 E3 N17 W3 N15 L3 U3 W8 L3 D3 L7 U7 W3 D10 L10 S8W8\$E8 N5W8\$E8N3 R10 U10 E3N5\$S5 D7 R7 R3 U3 E8 R3 D3 N12\$ PTR= E15 S47 FUS=[YR=2005] E8 SFB=[YR=2005] N13 E12 S13 W12 \$ E12 N7 E4 S28 FOP=[YR=2005] S7 W15 N7 E15 \$ W20 U4 L4 N17 \$N47 W15 \$.					

TOTAL OB/XF									
10,194									

PRINTED 08/06/2024 BY SYS