

BLOCK 7 LOT 7
IN OR 2113/844
AMELIA PARK PHASE 1 UNIT 3

MULLINS JUDITH ANN
1845 HOMETOWN DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0007-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,404	100	1,404	267,224
FGR	648	55	356	67,757
FOP	24	30	7	1,332
FOP	84	30	25	4,758
FOP	300	30	90	17,130
FOP	300	30	90	17,130
FUS	1,488	100	1,488	283,212
PTO	32	5	2	381
STR	12	10	1	190
STR	38	10	4	761
TOTALS	4,330		3,467	659,876

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	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0	0	0	1,280.00	SF	6.50	6.50
3	0810	CONCRETE A	0	0	23	115.00	SF	6.50	6.50
4	0830	FLAGSTONE	0	0	10	100.00	SF	12.00	12.00
5	1100	VAC SYSTEM	0	0	0	1.00	UT	1,000.00	1,000.00
6	0877	JACUZZI	0	0	0	1.00	UT	1,000.00	1,000.00

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	0	0003	R-2	0.00	0.00	60.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,467	140.2080	210.31	729,145	2003	2003	0	0	9.50	90.50
1 SFR CUST - 0% - 0											
Heated Area: 2892											
HX Base Yr											
1713 LAKE PARK DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/21/2024 MLU											

TOTAL OB/XF									
11,987									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		659,876	
TOTAL MARKET OB/XF VALUE		11,987	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		911,863	
SOH/AGL Deduction		113,569	
ASSESSED VALUE		798,294	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		798,294	
TOTAL JUST VALUE		911,863	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		738,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021362	NEW CONSTR	248,000	08/09/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	RSN CD	SALE PRICE
2113/0844	4/11/2017	WD Q	I	02	575,000
GRANTOR: PETERSON KENNETH L &					
GRANTEE: MULLINS JUDITH ANN					
1725/0814	2/15/2011	WD Q	I	02	460,000
GRANTOR: WOLFE STEPHANIE LYNN					
GRANTEE: PETERSON KENNETH L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2003] W24 S19 PTO=[YR=2003] W4S8E4 N8\$ S8 E6 BAS=[YR=2003] S6 FOP=[YR=2003] W4 STR=[YR=2003] W2S6E2N6\$S6 E4 N6\$ S6 W6 S42FOP=[YR=2003] S10 E10 STR=[YR=2003] S3E3S2E4N2E3N3W10\$ E20 N10 W30\$ E30 N30 U2 R2 N4 U2 L2 N4 W6 FOP=[YR=2003] N12W7 S12 E7\$ W7 N12 W11\$ E18 N27\$ PTR=E25S39 FUS=[YR=2003] E6 N12 E18 S12 E6 S4 R2 D2 S4 D2 L2 S30 FOP=[YR=2003] S10 W30 N10 E30\$ W30 N42\$N39 W25\$.									