BLOCK 13 LOT 2
IN OR 1308/307
AMELIA PARK PHASE 1 UNIT 3

WASHBURN KATHLEEN
1609 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

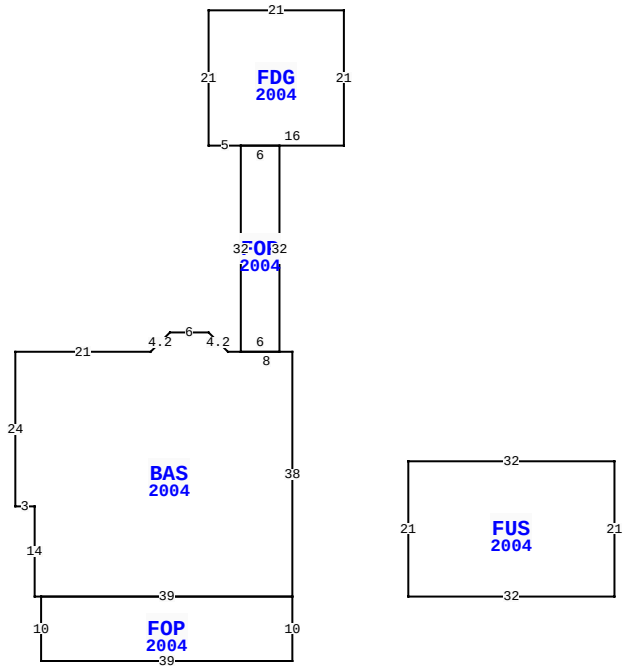
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	1,619	100	1,619	320,897
FDG	441	60	265	52,525
FOP	192	30	58	11,496
FOP	390	30	117	23,190
FUS	672	100	672	133,195
TOTALS	3,314		2,731	541,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,731	145.2067	217.81	594,839	2004	2004	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2005 Heated Area: 2291 HX Base Yr 2005



1609 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		541,303
TOTAL MARKET OB/XF VALUE		7,697
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		789,000
SOH/AGL Deduction		407,189
ASSESSED VALUE		381,811
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,811
TOTAL JUST VALUE		789,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033547	NEW CONSTR	209,000	07/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/0307	4/08/2005	QC	U	I	01	100
GRANTOR: WASHBURN KATHLEEN & T						
GRANTEE: WASHBURN KATHLEEN						
1110/1864	1/31/2003	WD	Q	V		84,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: WASHBURN KATHLEEN &						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2004] W21 S21 E5 FOP=[YR=2004] S32 BAS=[YR=2004] W2 U3 L3 W6 L3 D3 W21 S24 E3S14 E1 FOP=[YR=2004] S10 E39 N10 W39$ E39 N38 W8$ E6 N32 W6 $ E16 N21$ PTR=E10S70 FUS=[YR=2004] E32 S21 W32 N21$N70W10$.

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	100	18	6	108.00	SF	6.50	6.50	100	2004	2004	3	84	590	
2	0810	CONCRETE A	0	100	0	0	1,060.00	SF	6.50	6.50	100	2004	2004	3	84	5,788	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	69	414	
4	0476	VF 6 SBPL	0	100	0	0	41.00	LF	32.00	32.00	100	2006	2006	3	69	905	

LAND DESCRIPTION

TOTAL OB/XF 7,697

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	100		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/06/2024 BY SYS