

BLOCK 14 LOT 6
AMELIA PARK PHASE 1 UNIT 6
PB 6/313-314

ONKS GREGORY & SHERRI
1505 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0014-0060



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2																												
Exterior Wall	10	ABOVE AVG 100	0500	11	2,529	141.4272	212.14	536,502	2005	2005	0	0	0	8.50	91.50	VALUATION BY STANDARD																												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023														Heated Area: 2160														HX Base Yr 2023													
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floo	12	HARDWOOD 60																																										
Interior Floo	14	CARPET 40																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms		3 100																																										
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	1,456	100	1,456	282,622																																								
FDG	441	60	265	51,439																																								
FOP	224	30	67	13,005																																								
FUS	704	100	704	136,653																																								
PTO	60	5	3	582																																								
UOP	168	20	34	6,600																																								
TOTALS			3,053	2,529	490,899																																							
EXTRA FEATURES					1505 LAKE PARK DR, FERNANDINA BEACH																																							
L N	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	21 17	357.00	SF	6.50	6.50	100	2005	2005	3	86	1,996																														
2	0810	CONCRETE A	0 100	18 5	90.00	SF	6.50	6.50	100	2005	2005	3	86	503																														
LAND DESCRIPTION																	TOTAL OB/XF 2,499																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																												