

BLOCK 7 LOT 4
AMELIA PARK PHASE 1 UNIT 3
PB 6/213

TAYLOR MARGARET B NOLAN TRUST/TAYLOR MARGARET B NO
1701 LAKE PARK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0007-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	14	WD SHINGLE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	05	DRYWALL 10
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
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

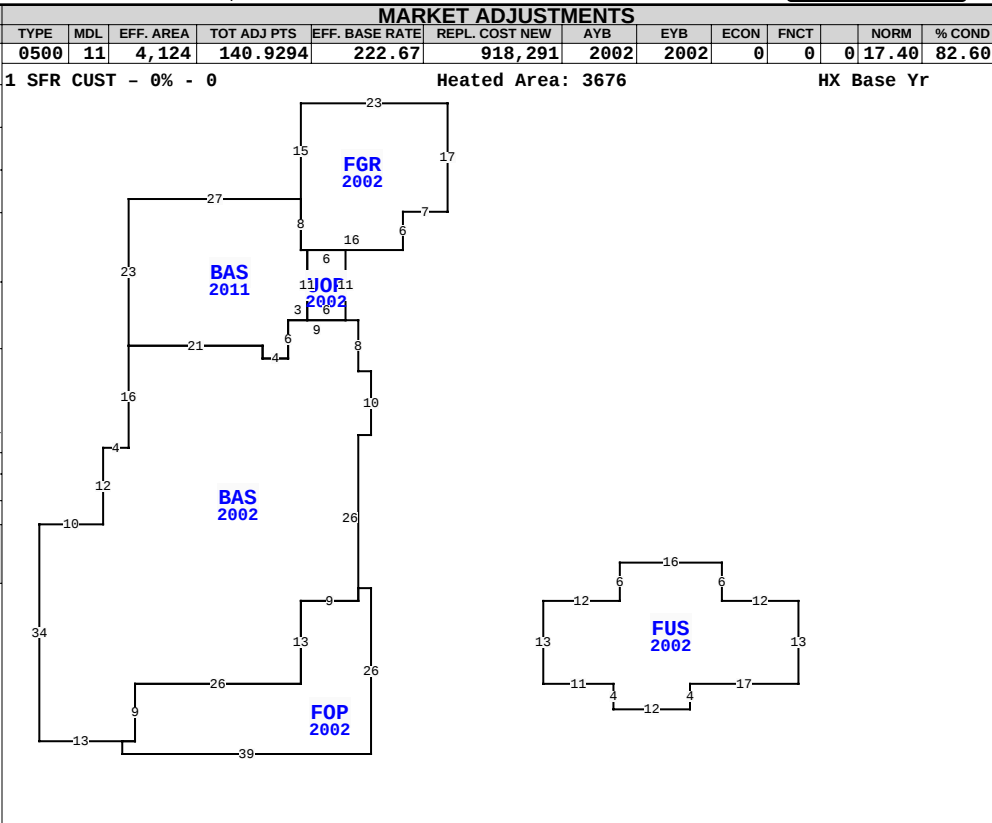
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,380	100	2002	2,380	437,743
BAS	632	100	2011	632	116,241
FGR	487	55	2002	268	49,292
FOP	558	30	2002	167	30,716
FUS	664	100	2002	664	122,127
UOP	66	20	2002	13	2,391

TOTALS	4,787			4,124	758,508
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	0	6	5	30.00	SF	10.00
4	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50
5	0810	CONCRETE A	0	0	0	0	1,220.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0	0003	R-2	0.00	0.00	60.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
3	1242	WD DECK A	0	0	6	5	30.00	SF	10.00	10.00	100	2002	2002	3	20	60	
4	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2002	2002	3	80	562	
5	0810	CONCRETE A	0	0	0	0	1,220.00	SF	6.50	6.50	100	2002	2002	3	80	6,344	

TOTAL OB/XF										9,941							
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
1	000134	C	RES POND	0	0003	R-2	0.00	0.00	60.00	FF		1.00	1.00	1.25	5,000.00	6,250.00	375,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE					758,508
TOTAL MARKET OB/XF VALUE					9,941
TOTAL LAND VALUE - MARKET					375,000
TOTAL MARKET VALUE					1,143,449
SOH/AGL Deduction					199,150
ASSESSED VALUE					944,299
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					944,299
TOTAL JUST VALUE					1,143,449
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					976,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110015	REMODEL	300	01/04/2011
20102139	H/AC	3,500	12/15/2010
20102029	ADDITION	22,000	11/29/2010
20011354	NEW CONSTR	206,941	06/11/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2400/0813	10/14/2020	TD	U	I	11	100
GRANTOR: NOLAN HARRIET B REVOC						
GRANTEE: TAYLOR MARGARET B N						
2400/0810	10/07/2020	QC	U	I	11	100
GRANTOR: BAGNAL HARRIET A N						
GRANTEE: TAYLOR MARGARET B N						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2002] W23 S15 BAS=[YR=2011] W27 S23 BAS=[YR=2002] S16 W4 S12 W10 S34 E13 FOP=[YR=2002] S2 E39 N26W2 S2W9 S13 W26 S9 W2 \$ E2 N9 E26 N13 E9 N26 E2 N10 W2 N8 W2 UOP=[YR=2002] N11 W6 S11 E6 \$ W9 S6 W4 N2 W21 \$ E21 S2 E4 N6 E3 N11W1N8\$ S8E16 N6 E7 N17 \$ PTR= E15S78 FUS=[YR=2002] E12 N6 E16 S6 E12 S13W17 S4 W12 N4 W11 N13 \$ N78W15 \$.									