

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

2025

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



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	14	CARPET 50
Interior Floor	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	100
Units	0	100
Occupancy	00	NONE 100

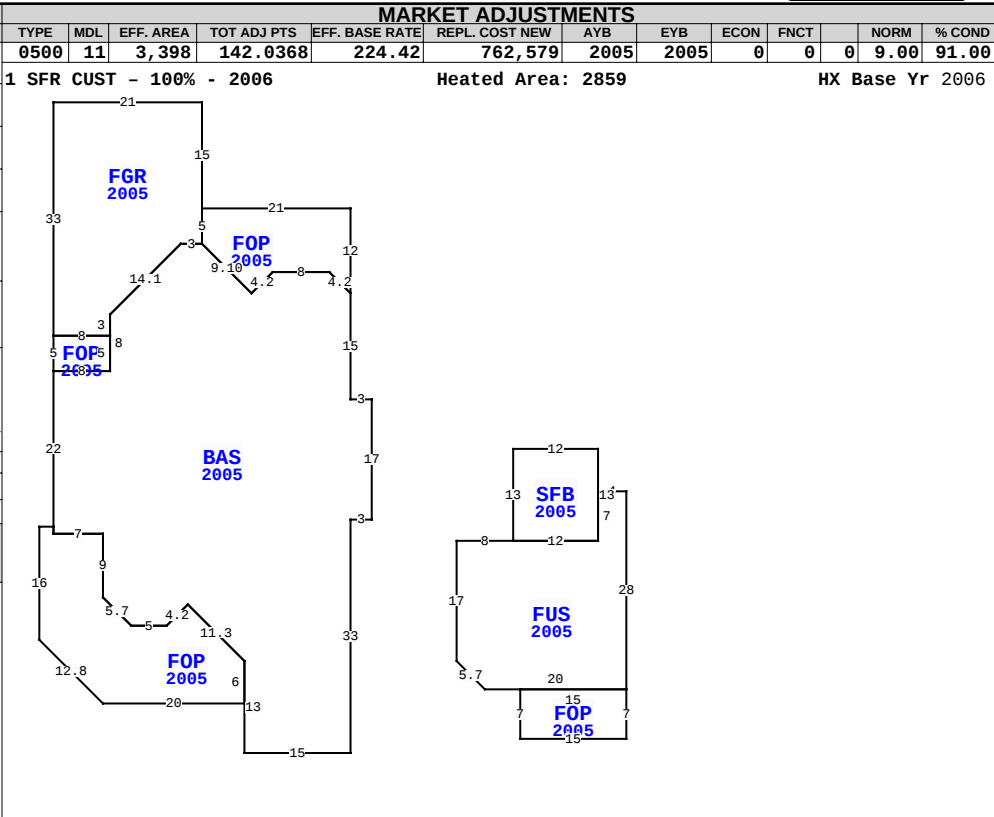
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	2005	2,210	451,331
FGR	574	55	2005	316	64,534
FOP	40	30	2005	12	2,451
FOP	105	30	2005	32	6,535
FOP	195	30	2005	58	11,845
FOP	402	30	2005	121	24,711
FUS	524	100	2005	524	107,012
SFB	156	80	2005	125	25,528

TOTALS	4,206			3,398	693,947
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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	100	0	0	1.00	UT	3,500.00
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
3	0825	BRICK	0	100	15	2	30.00	SF	12.50
4	0810	CONCRETE A	0	100	40	20	800.00	SF	6.50
5	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50
6	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50
7	0810	CONCRETE A	0	100	36	2	72.00	SF	6.50
8	0810	CONCRETE A	0	100	31	3	93.00	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	100		R-2	0.00	0.00	60.00



1709 LAKE PARK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2005	2005	3	88	3,080	
100	2005	2005	3	22	220	
100	2005	2005	3	96	360	
100	2005	2005	3	84	4,368	
100	2005	2005	3	84	819	
100	2005	2005	3	84	240	
100	2005	2005	3	84	393	
100	2005	2005	3	84	508	

TOTAL OB/XF									
9,988									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		TOTAL MARKET OB/XF VALUE		693,947	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		1,078,935	
SOH/AGL Deduction		ASSESSED VALUE		587,688	
TOTAL EXEMPTION VALUE		HX HB WX		55,722	
BASE TAXABLE VALUE		TOTAL JUST VALUE		435,525	
NCON VALUE		INCOME VALUE		1,078,935	
PREVIOUS YEAR MKT VALUE				0	
				912,634	

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	30
GRANTOR: MCCLURE-DRABICK DENIS					
GRANTEE: MCCLURE-DRABICK DEN					
1898/0348	1/03/2014	TD	U	I	30
GRANTOR: MCCLURE-DRABICK DENIS					
GRANTEE: MCCLURE-DRABICK DEN					

BUILDING NOTES									
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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 \$.									