

BLOCK 7 LOT 8
AMELIA PARK PHASE 1 UNIT 3
PB 6/213

GOSS FAMILY TRUST/GOSS KENNETH M TRUSTEE
1717 LAKE PARK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0007-0080



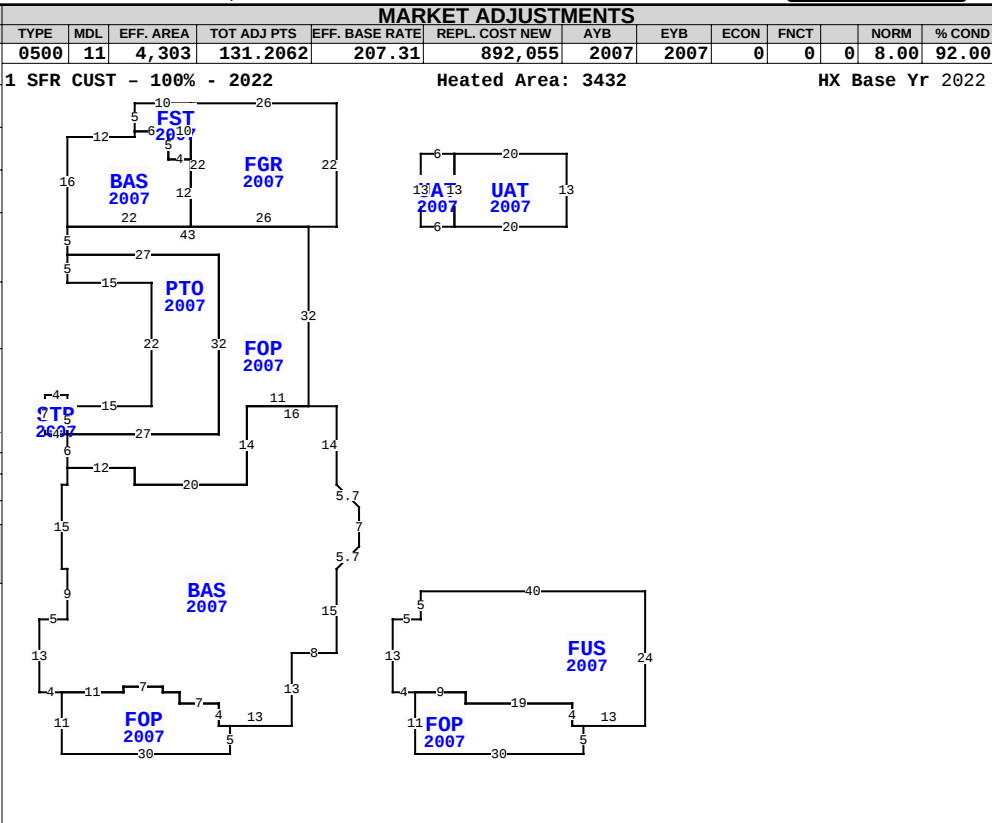
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100

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	342	100	2007	342	65,228
BAS	2,189	100	2007	2,189	417,498
FGR	572	55	2007	315	60,079
FOP	280	30	2007	84	16,021
FOP	311	30	2007	93	17,738
FOP	924	30	2007	277	52,831
FST	70	55	2007	38	7,248
FUS	901	100	2007	901	171,843
PTO	534	5	2007	27	5,149
STP	28	10	2007	3	572
TOTALS	6,489			4,303	820,691

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	100	0	1.00	UT	3,500.00	3,500.00
2	0825	BRICK	0	100	12	72.00	SF	12.50	12.50
3	0810	CONCRETE A	0	100	20	300.00	SF	6.50	6.50
4	0810	CONCRETE A	0	100	19	57.00	SF	6.50	6.50
5	0861	POOL GUNIT	0	100	22	330.00	SF	85.00	85.00
6	0871	POOL HTR R	0	100	0	1.00	UT	4,000.00	4,000.00
7	0910	SCRN RM L	0	100	32	864.00	SF	15.00	15.00
8	0446	BOX FNC 6'	0	100	0	68.00	LF	60.00	60.00

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	0003	R-2	0.00	0.00	60.00



** This building has 12 Sub-Areas

1717 LAKE PARK DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,303	131.2062	207.31	892,055	2007	2007	0	0	0	8.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		820,691
TOTAL MARKET OB/XF VALUE		24,056
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,219,747
SOH/AGL Deduction		161,789
ASSESSED VALUE		1,057,958
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,007,236
TOTAL JUST VALUE		1,219,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,135,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122146	SOLAR PHOTOVOLTAI	11,800	10/16/2012
20070840	60HD IRRIGATION S	1,200	05/15/2007
20062800	GAS PIPING & 4 FI	250	12/22/2006
20062631	SCREEN ENCLOSURE	6,384	11/29/2006
20062616	H/AC	12,310	11/28/2006
20062425	POOL WIRING	650	10/30/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1361	10/01/2021	WD	Q	I	02	1,225,000
GRANTOR: TIURA DAWN M						
GRANTEE: GOSS FAMILY TRUST						
2191/0388	4/19/2018	WD	Q	I	01	799,000
GRANTOR: HARRIS BARBARA L						
GRANTEE: TIURA DAWN M						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2007] W26 FST=[YR=2007] W10 S5 BAS=[YR=2007] S1 W12
S16 FOP=[YR=2007] S5 PTO=[YR=2007] S5 E15 S22 W15
STP=[YR=2007] N2 W4 S7 E4 N5\$ S5 E27 N32 W27 \$E27 S32 W27 S6
BAS=[YR=2007] S3 W1 S15 E1 S9 W5 S13 E4 FOP=[YR=2007] S11
E30 N5 W2 N4 W7 N2 W3 N1 W7 S1 W11\$ E11 N1 E7 S1 E3 S2 E7 S4
E13 N13 E8 N15 U4 R4 N7 L4 U4 N14 W16 S14 W20 N3 W12\$ E12
S3 E20 N14 E11 N32 W43 \$E22 N12 W4 N5 W6\$ E6 S5 E4 N10\$ S22
E26 N22\$ PTR= S22 E15 UAT=[YR=2007] E6 UAT=[YR=2007] E20 N13
W20 S13 \$ N13 W6 S13\$ W15 N22\$ PTR=S92 E10 FUS=[YR=2007] S13
E4 FOP=[YR=2007] S11 E30 N5 W2 N4 W19 N2 W9\$ E9 S2 E19 S4 E13
N24 W40 S5 W5\$ W10 N92\$.