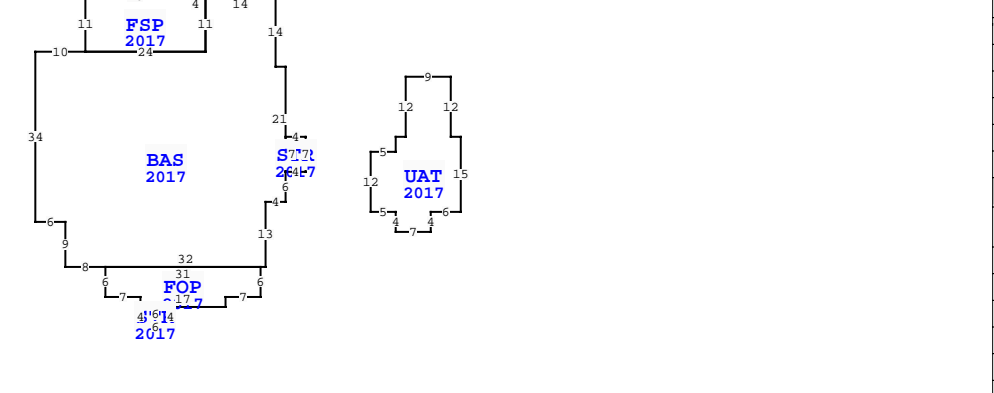




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,159	130.7592	206.60	859,249	2017	2017	0	0	0	3.00	97.00



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		833,472	
TOTAL MARKET OB/XF VALUE		8,668	
TOTAL LAND VALUE - MARKET		406,250	
TOTAL MARKET VALUE		1,248,390	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,248,390	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,248,390	
TOTAL JUST VALUE		1,248,390	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,043,687	

EXTRA FEATURES																	
L	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
2	0825	BRICK	0	0	0	0	63.00	SF	12.50	12.50	100	2017	2017	3	99	780	
3	0825	BRICK	0	0	0	0	52.00	SF	12.50	12.50	100	2017	2017	3	99	644	
4	0825	BRICK	0	0	0	0	91.00	SF	12.50	12.50	100	2017	2017	3	99	1,126	
5	0811	CONCRETE B	0	0	0	0	837.00	SF	5.20	5.20	100	2017	2017	3	96	4,178	

1601 LAKE PARK DR, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0460	POOL	103,000	09/20/2024
20161486	CO ISSUED	0	02/14/2017
20161486	NEW CONSTR	445,611	04/28/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/1542	5/14/2024	WD	Q	I	01	1,582,500

GRANTOR: AITKEN LIVING TRUST
GRANTEE: MEREDITH JAMES ROBE
2156/0247 8/10/2017 WD U I 11 100
GRANTOR: AITKEN JOHN W & BARBA
GRANTEE: AITKEN LIVING TRUST

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

BUILDING NOTES	
BUILDING DIMENSIONS FGR=[YR=2017] W23 S12 W1 S19 E5 FOP=[YR=2017] S13 FSP=[YR=2017] W20 S11 BAS=[YR=2017] W10 S34 E6 S9 E8 FOP=[YR=2017] S6 E7 S2 STR=[YR=2017] S4 E6 N4 W6\$ E17 N2 E7 N6 W31\$ E32 N13 E4 N6 STR=[YR=2017] E4 N7 W4 S7\$ N21 W2 N14 W14 S11 W24\$ E24 N11 W4\$ E18 N13 W18\$ E21 N19 W2 N12\$ PTR=E15 FUS=[YR=2017] E4 N20 E20 S20 E10 S24 W8 FOP=[YR=2017] S8 W17 N8 E17\$ W26 N24\$ W15\$ PTR= E25 S60 UAT=[YR=2017] E9 S12 E2 S15 W6 S4 W7 N4 W5 N12 E5 N3 E2 N12\$ N60 W25\$.	

LAND DESCRIPTION																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0			R-2	0.00	0.00	65.00	FF		1.00	1.00	1.25	5,000.00	6,250.00	406,250							

TOTAL OB/XF																	
8,668																	
REVIEW DATE 07/01/2025 BY HS																	
Total Acres: 0.00 Total Land Value: 406,250 Market: 0 Agricultural: 0 Common: 406,250 PRINTED 07/30/2025 BY SYS																	