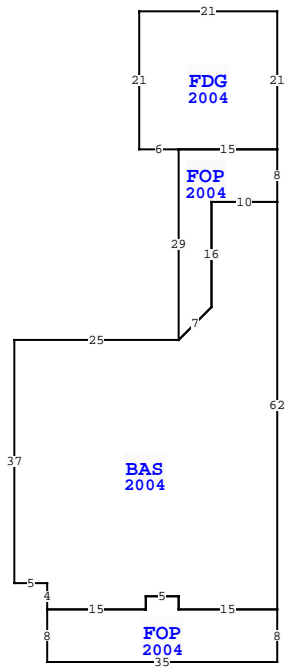


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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
BAS	1,833	100	2004
FDG	441	60	2004
FOP	213	30	2004
FOP	290	30	2004
TOTALS	2,777		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2005								
				Heated Area:	1833			HX Base Yr	2005		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			476,698
TOTAL MARKET OB/XF VALUE			6,473
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			733,171
SOH/AGL Deduction			416,148
ASSESSED VALUE			317,023
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			261,301
TOTAL JUST VALUE			733,171
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			661,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110126	OTHER	800	01/28/2011
20040048	NEW CONSTR	200,000	01/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/241	3/05/2025	WD	U	I	11	100

GRANTOR: ROBERT PATTY D
 GRANTEE: BOYLAN KIM RUTLEDGE
 2771/1675 2/25/2025 WD Q I 01 805,000
 GRANTOR: ROBERTS PATTY D
 GRANTEE: BOYLAN KIM RUTLEDGE

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	25	4			100.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0			655.00	SF	6.50
3	0810	CONCRETE A	0	100	18	4			72.00	SF	6.50
4	0470	VNYL GATE	0	100	0	0			1.00	UT	300.00
5	0478	VF 6 SLAT	0	100	0	0			44.00	LF	15.00
6	0825	BRICK	0	100	0	0			120.00	SF	12.50

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1509 LAKE PARK DR, FERNANDINA BEACH											
BLD DATE: 05/08/2025 MLU											
LGL DATE: 05/08/2025 MLU											
LAND DATE: 05/08/2025 MLU											
AG DATE: 05/08/2025 MLU											
TOTAL OB/XF: 6,473											

BUILDING NOTES											
FDG=[YR=2004] W21 S21 E6 FOP=[YR=2004] S29 BAS=[YR=2004] W25 S37 E5 S4 FOP=[YR=2004] S8 E35 N8 W15 N2 W5 S2 W15\$ E15 N2 E5 S2 E15 N62 W10 S16 L5 D5 \$ U5 R5 N16 E10 N8 W15\$ E15 N21\$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	0.00	0.00	50.00	FF	1.00