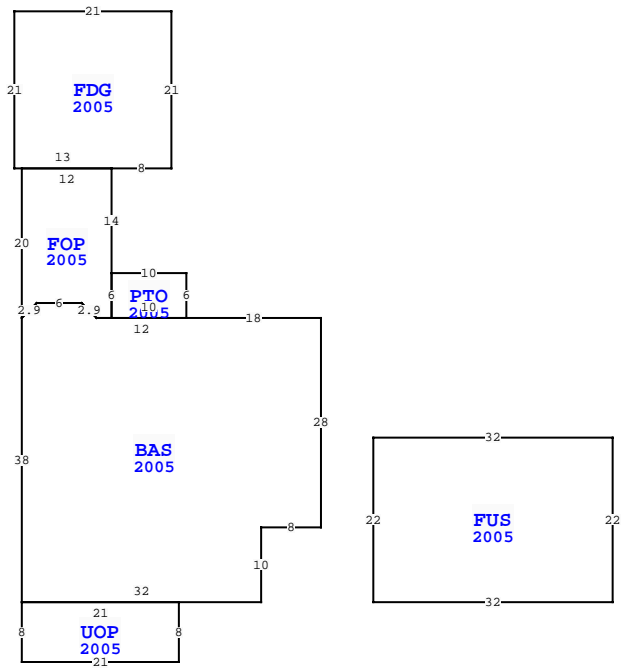


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	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
BAS	1,456	100	2005
FDG	441	60	2005
FOP	224	30	2005
FUS	704	100	2005
PTO	60	5	2005
UOP	168	20	2005
TOTALS	3,053		

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%	- 2023								
				Heated Area:	2160			HX Base Yr	2023		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			514,246
TOTAL MARKET OB/XF VALUE			2,440
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			766,686
SOH/AGL Deduction			174,565
ASSESSED VALUE			592,121
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			541,399
TOTAL JUST VALUE			766,686
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			693,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0652	POOL	78,000	12/31/2024
20051494	NEW CONSTR	2,000	04/01/2005
20051064	OTHER	7,000	01/18/2005
20042208	NEW CONSTR	151,000	11/23/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0219	3/09/2022	WD Q	Q	I	02	750,000
GRANTOR: SPICER MICHAEL W &						
GRANTEE: ONKS GREGORY & SHER						
1263/0153	10/01/2004	WD Q	Q	V		64,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: SPICER MICHAEL W &						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	XF DATE	AG DATE	MLU
1	0810	CONCRETE A	0	100	21	17		SF	6.50	100	2005	2005	3	84	1,949				
2	0810	CONCRETE A	0	100	18	5		SF	6.50	100	2005	2005	3	84	491				

BUILDING NOTES	
1505 LAKE PARK DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2005] N10 E8 N28 W18 PTO=[YR=2005] N6W10	
FOP=[YR=2005] N14 FDG=[YR=2005] E8 N21 W21S21E13\$W12 S20 U2	
R2 E6 R2 D2 E2N6\$S6E10\$ W12 U2 L2 W6 L2 D2 S38 UOP=[YR=2005] S8E21 N8 W21\$E32\$ PTR=E15 FUS=[YR=2005] N22 E32 S22 W32\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															2,440							
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							