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

2026

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

BUILDING CHARACTERISTICS

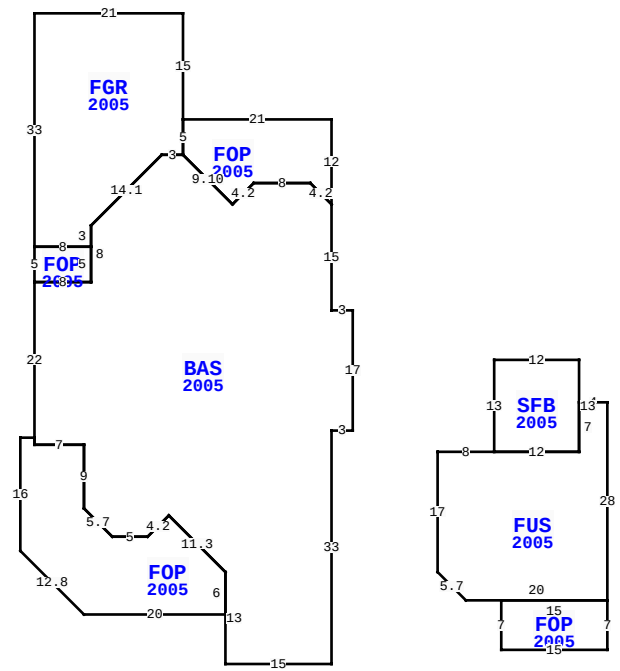
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	462,592
FGR	574	55	2005	316	66,145
FOP	40	30	2005	12	2,511
FOP	105	30	2005	32	6,698
FOP	195	30	2005	58	12,141
FOP	402	30	2005	121	25,327
FUS	524	100	2005	524	109,682
SFB	156	80	2005	125	26,164
TOTALS	4,206			3,398	711,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,398	139.3340	231.29	785,923	2005	2005	0	0	0	9.50	90.50

1 SFR CUST 100% - 2006 Heated Area: 2859 HX Base Yr 2006



1709 LAKE PARK DR, FERNANDINA BEACH

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

EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		711,260
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,089,305
SOH/AGL Deduction		584,794
ASSESSED VALUE		504,511
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		448,100
TOTAL JUST VALUE		1,089,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,078,935

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	SALE PRICE
1898/0368	1/03/2014	WD	U	I	30	100
GRANTOR: MCCLURE-DRABICK DENIS						
GRANTEE: MCCLURE-DRABICK DEN						
1898/0348	1/03/2014	TD	U	I	30	100
GRANTOR: MCCLURE-DRABICK DENIS						
GRANTEE: MCCLURE-DRABICK DEN						

BUILDING NOTES

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 $.

LAND DESCRIPTION

TOTAL OB/XF 3,045

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.25	5,000.00	6,250.00	375,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS