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

2026

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

BUILDING CHARACTERISTICS

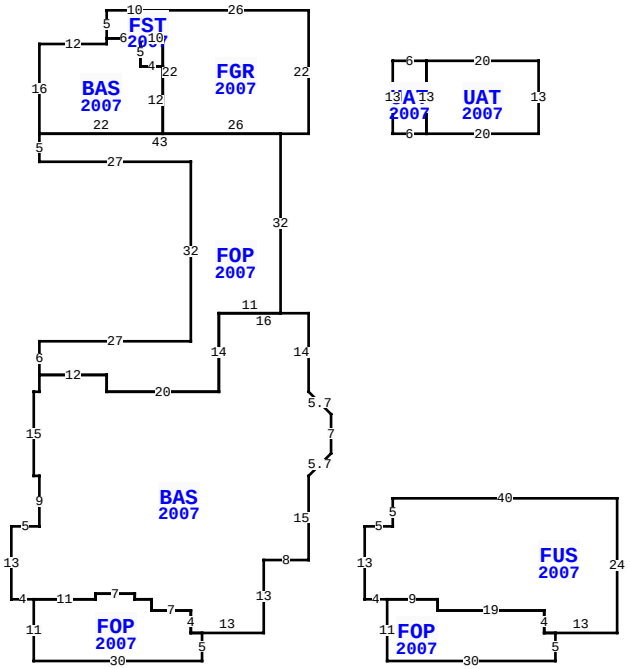
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	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	342	100	2007	342	61,716
BAS	2,189	100	2007	2,189	395,019
FGR	572	55	2007	315	56,843
FOP	280	30	2007	84	15,158
FOP	311	30	2007	93	16,782
FOP	924	30	2007	277	49,986
FST	70	55	2007	38	6,857
FUS	901	100	2007	901	162,591
UAT	78	10	2007	8	1,444
UAT	260	10	2007	26	4,692
TOTALS	5,927			4,273	771,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,273	118.8088	197.22	842,721	2007	2007	0	0	0	8.50	91.50

1 SFR CUST 100% - 2022 Heated Area: 3432 HX Base Yr 2022



1717 LAKE PARK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		771,090
TOTAL MARKET OB/XF VALUE		48,725
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,194,815
SOH/AGL Deduction		108,292
ASSESSED VALUE		1,086,523
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,035,112
TOTAL JUST VALUE		1,194,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,219,747

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

EXTRA FEATURES

LN	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	2007	2007	3	89	3,115	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
7	0910	SCRN RM L	0	100	32	27	864.00	SF	15.00	15.00	100	2007	2007	3	24	3,110	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=-48,65] S3 W1 S15 E1 S9 W5 S13 E4 E11 N1 E7 S1 E3 S2 E7 S4 E13 N13 E8 N15 U4R4 N7 U4L4 N14 W16 S14 W20 N3 W12 $
FOP=[YR=2007;ORIG=-48,22] S5 E27 S32 W27 S6 E12 S3 E20 N14 E11 N32 W43 $
FUS=[YR=2007;ORIG=10,92] S13 E4 E9 S2 E19 S4 E13 N24 W40 S5 W5 $
FGR=[YR=2007;ORIG=0,0] W26 S22 E26 N22 $
BAS=[YR=2007;ORIG=-36,5] S1 W12 S16 E22 N12 W4 N5 W6 $
FOP=[YR=2007;ORIG=-49,105] S11 E30 N5 W2 N4 W7 N2 W3 N1 W7 S1 W11 $
FOP=[YR=2007;ORIG=14,105] S11 E30 N5 W2 N4 W19 N2 W9 $

LAND DESCRIPTION

TOTAL OB/XF 48,725

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0003	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