BLOCK 22 LOT 7
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

LAFONTAINE RAYMOND HARRY
1725 HOWARD LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0022-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	06	Quality Level 06

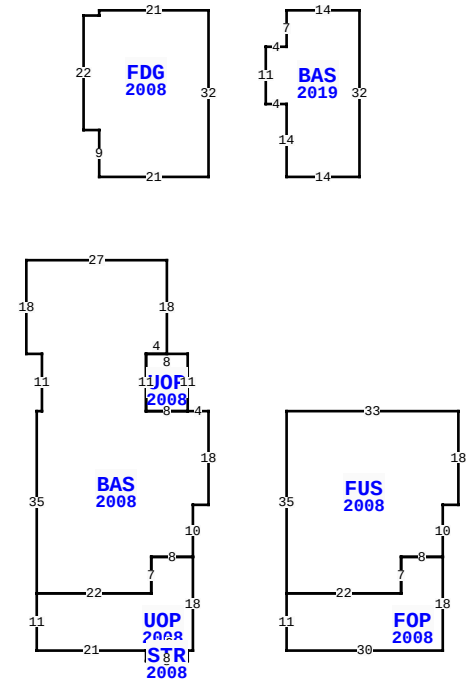
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100	2008	1,754	343,440
BAS	492	100	2019	492	96,335
FDG	738	60	2008	443	86,742
FOP	386	30	2008	116	22,713
FUS	1,048	100	2008	1,048	205,203
STR	16	10	2008	2	391
UOP	88	20	2008	18	3,525
UOP	386	20	2008	77	15,077
TOTALS	4,908			3,950	773,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,950	124.8210	207.20	818,440	2008	2013	0	0	0	5.50	94.50

1 SFR CUST 100% - 2021 Heated Area: 3294 HX Base Yr 2021



1725 HOWARD LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		773,426
TOTAL MARKET OB/XF VALUE		3,306
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		976,732
SOH/AGL Deduction		280,381
ASSESSED VALUE		696,351
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		639,940
TOTAL JUST VALUE		976,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,035,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080423	GAS	970	03/19/2008
20080105	H/AC	5,000	01/24/2008
20072026	OTHER	8,314	10/30/2007
20071967	ELEC OTHER	2,000	10/17/2007
20071661	NEW CONSTR	487,000	09/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/1334	6/17/2024	QC	U	I	11	296,000
GRANTOR: ALBRECHT TAMI JO						
GRANTEE: LAFONTAINE RAYMOND						
2343/0077	2/28/2020	WD	Q	I	01	825,000
GRANTOR: PEDERSEN ARVID & ELIZ						
GRANTEE: ALBRECHT TAMI JO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 UOP=[YR=2008] N11W8S11E8$
W8N11E4N18W27S18E3S11W1S35 UOP=[YR=2008] S11E21 STR=[YR=2008]
S2E8N2 W8$ E9N18W8S7W22$ E22N7E8N10E3 N18$ PTR=E15
FUS=[YR=2008] S35 FOP=[YR=2008] S11 E30N18W8S7W22$ E22
N7E8N10E3N18W33$ W15$ PTR=N45 FDG=[YR=2008]
N32W21S1W3S22E3S9E21$ S45$ PTR=N45E15 BAS=[YR=2019] E14N32
W14S7W4S11E4S14$ W15S45$.

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	2008	2008	3	90	3,150	
6	1243	WD DECK F	0	100	6	12	72.00	SF	8.00	8.00	100	2008	2008	3	27	156	

LAND DESCRIPTION

TOTAL OB/XF 3,306

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	000100	C	RES	100		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS