LOT 3
IN OR 1969/690
EVERETT ACRES PB 5/11

GOETZ WILLIAM H
1649 IAN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0220-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

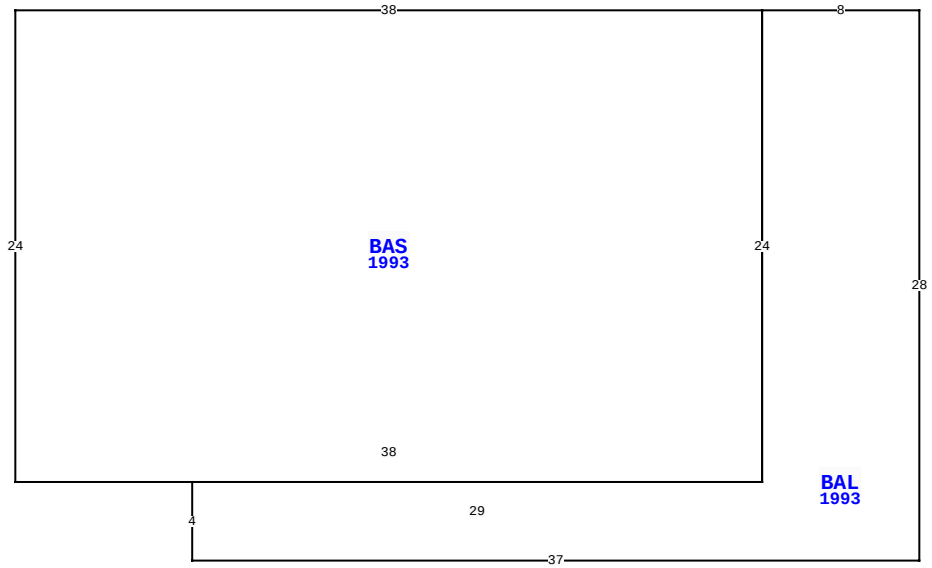
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	340	15	51	4,159
BAS	912	100	912	74,367
TOTALS	1,252		963	78,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	963	106.9200	96.50	92,930	1989	1989	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2021 Heated Area: 912 HX Base Yr 2021



1649 IAN DR, FERNANDINA BEACH

BLD DATE	09/30/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		78,526
TOTAL MARKET OB/XF VALUE		20,412
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		198,938
SOH/AGL Deduction		59,421
ASSESSED VALUE		139,517
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,517
TOTAL JUST VALUE		198,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531066	24X30	31,198	09/01/2015
BP4154	N/A	31,920	06/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0690	3/20/2015	WD	Q	I	05	90,000
GRANTOR: MATTHEWS BONNIE LEE						
GRANTEE: GOETZ WILLIAM H						
1963/0364	2/18/2015	QC	U	I	11	100
GRANTOR: KELLY BOBBY K JR & JU						
GRANTEE: MATTHEWS BONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1993] W8 BAS=[YR=1993] W38 S24 E38 N24 $ S24 W29 S4 E37 N28 $.

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
2	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2015	2015	3	81	20,412	

LAND DESCRIPTION

TOTAL OB/XF 20,412

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	SFR	100		RS-2	100.00	57.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS