BLOCK 5 LOT 9
IN OR 1435/1115
LAKEWOOD #2 PB 5/136

RANK STEVEN & ELDEM
1925 KESWICK LANE
CONCORD, CA 94518

2023

00-00-31-143A-0005-0090

BUILDING CHARACTERISTICS

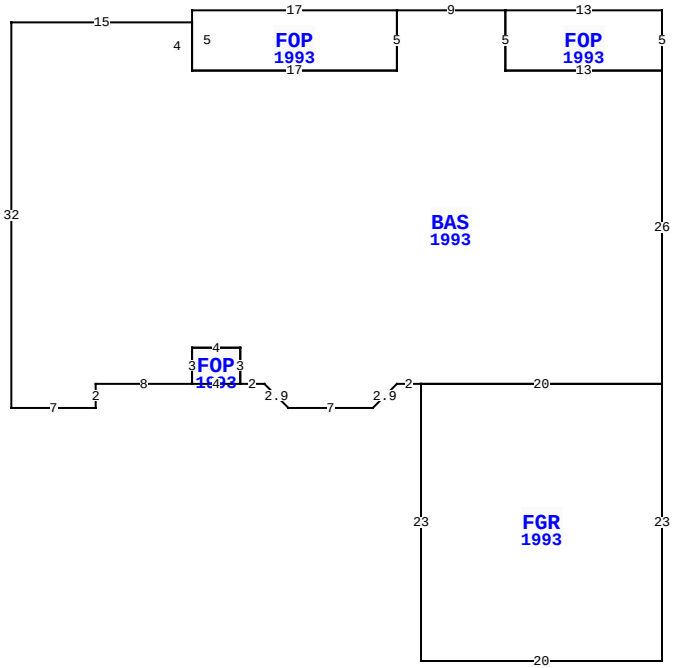
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,529	100	1,529	168,102
FGR	460	55	253	27,815
FOP	12	30	4	440
FOP	65	30	20	2,199
FOP	85	30	26	2,858
TOTALS	2,151		1,832	201,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,832	123.8600	147.08	269,451	1987	1987	0	0	0	25.25	74.75

1 SNGL FAM – 0% - 0 Heated Area: 1529 HX Base Yr



1611 INVERNESS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	201,415
TOTAL MARKET OB/XF VALUE	4,714
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	336,129
SOH/AGL Deduction	58,799
ASSESSED VALUE	277,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,330
TOTAL JUST VALUE	336,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120506	H/AC	4,400	03/27/2012
20120112	WTR HTR	900	01/23/2012
20120026	UG CATV	0	01/09/2012
4466	NEW CONSTR	38,000	09/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/1115	8/07/2006	QC	U	I	01	100
GRANTOR: RANK STEVE M & ELDEM						
GRANTEE: THE STEVEN & ELDEM						
0756/0789	4/09/1996	WD	Q	I		97,700
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: RANK STEVE M & ELDE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W13 BAS=[YR=1993] W9 FOP=[YR=1993] W17 S5 E17 N5 $ S5 W17 N4 W15 S32 E7 N2 E8 FOP=[YR=1993] E4 N3 W4 S3 $ N3 E4 S3 E2 D2 R2 E7 U2 R2 E2 FGR=[YR=1993] S23 E20 N23 W20 $ E20 N26 W13 N5 $ S5 E13 N5 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0811	CONCRETE B	0	0	39	19	741.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,100	
3	0811	CONCRETE B	0	0	44	3	132.00	SF	5.20	5.20	100	1987	1987	3	54.5	374	

LAND DESCRIPTION

TOTAL OB/XF 4,714

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 01/20/2017 BY DJ Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS