BLOCK 5 LOT 14
IN OR 1797/1321
LAKEWOOD #3 PB 5/193-194

SEPTEMBER FIRST PARTNERS FLORIDA LLC
957 BELLVIEW ROAD
MCLEAN, VA 22102

2023

00-00-31-143A-0005-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

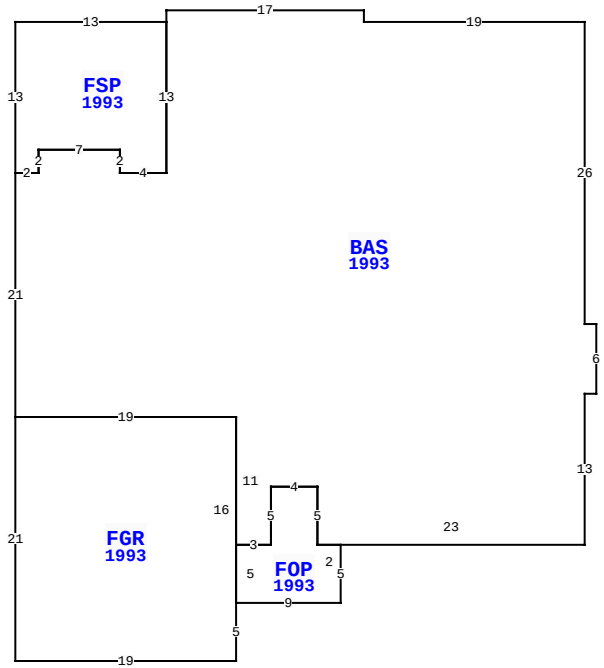
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,844	100	1,844	227,565
FGR	399	55	219	27,027
FOP	65	30	20	2,468
FSP	155	40	62	7,652
TOTALS	2,463		2,145	264,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,145	123.8622	147.09	315,508	1989	1989	0	0	0	16.10	83.90

1 SNGL FAM – 0% - 0 Heated Area: 1844 HX Base Yr



1541 INVERNESS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	264,711
TOTAL MARKET OB/XF VALUE	2,806
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	397,517
SOH/AGL Deduction	68,401
ASSESSED VALUE	329,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,116
TOTAL JUST VALUE	397,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052686	DEMOLITION	1,000	09/20/2005
20052606	REPAIR/RRF	7,000	09/01/2005
20051798	OTHER	1,000	05/16/2005
7309	ADDITION	12,000	09/10/1992
5129	NEW CONSTR	59,325	12/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1797/1321	6/06/2012	TD	U	I	37	140,000
GRANTOR: WEBER ROBERT G & JOHN						
GRANTEE: SEPTEMBER FIRST PAR						
1311/0268	4/20/2005	WD	Q	I		231,500
GRANTOR: CASE DEBORAH LOU						
GRANTEE: COLBORN EARL F JR &						

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	0811	CONCRETE B	0	0	0	0	717.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,218	
2	1242	WD DECK A	0	0	0	0	245.00	SF	10.00	10.00	100	2004	2004	3	24	588	

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N1 W17 S1 FSP=[YR=1993] W13 S13 E2 N2 E7 S2 E4 N13 $ S13 W4 N2 W7 S2 W2 S21 FGR=[YR=1993] S21 E19 N5 FOP=[YR=1993] E9 N5 W2 N5 W4 S5 W3 S5 $ N16 W19 $ E19 S11 E3 N5 E4 S5 E23 N13 E1 N6 W1 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 2,806

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