

BLOCK 5 LOT 15
IN OR 1677/361
LAKEWOOD #3 PB5/193-194

MURPHY SHARON A
1531 INVERNESS ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0005-0150



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 80
Interior Floo	08	SHT VINYL 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	1,808	100	1,808	204,738
FGR	420	55	231	26,159
FOP	85	30	26	2,945

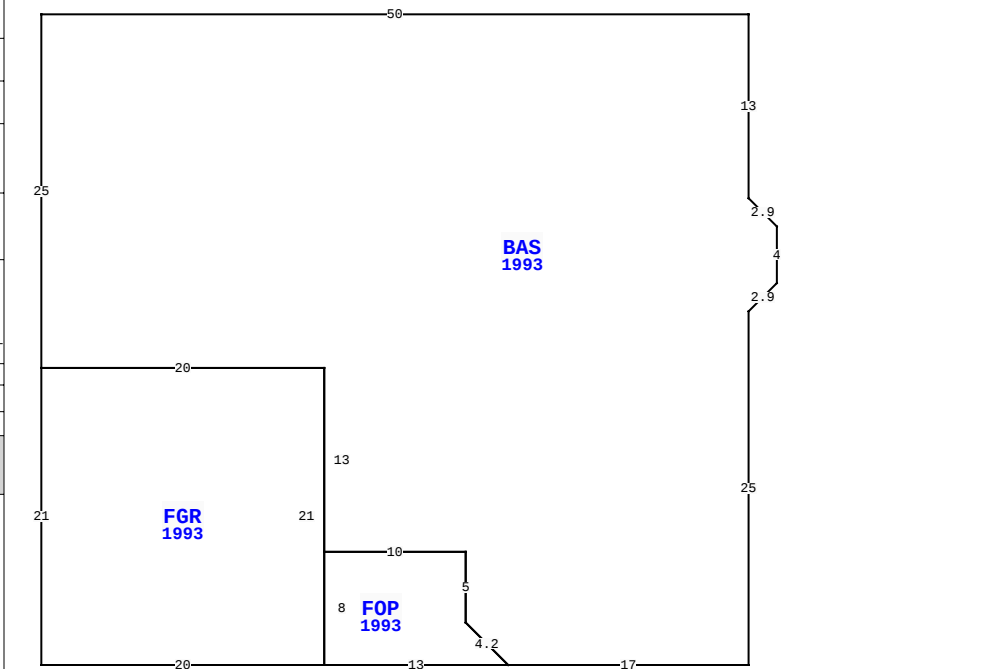
TOTALS	2,313	2,065	233,842
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,292.00	SF	4.00
2	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	05/06/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,065	113.1900	134.41	277,557	1988	1988	0	0	0 15.75	84.25
1 SNGL FAM - 100% - 2011 Heated Area: 1808 HX Base Yr 2011											



1531 INVERNESS RD, FERNANDINA BEACH				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1, 292.00	SF	4.00	4.00	100	1988	1988	3	57	2, 946	
200.00	SF	6.50	6.50	100	1988	1988	3	57	741	
1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
96.00	SF	6.50	6.50	100	1988	1988	3	57	356	

TOTAL OB/XF									
6,353									

Total Acres:	0.00	Total Land Value:	130,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		233,842	
TOTAL MARKET OB/XF VALUE		6,353	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		370,195	
SOH/AGL Deduction		194,076	
ASSESSED VALUE		176,119	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		126,119	
TOTAL JUST VALUE		370,195	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021666	REPAIR/RRF	5,000	09/25/2002
4908	NEW CONSTR	63,000	06/23/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1677/0361	5/14/2010	WD	Q	I	01	220,000	
GRANTOR: ZENKER DONNA K							
GRANTEE: MURPHY RICHARD G &							
0728/0893	4/27/1995	WD	Q	I		93,000	
GRANTOR: HOSMAN DONALD & ANGIA							
GRANTEE: ZENKER DONNA K							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W50 S25 FGR=[YR=1993] S21 E20 FOP=[YR=1993] E13 U3 L3 N5 W10 S8\$ N21W20\$ E20 S13 E10 S5 R3 D3 E17 N25 U2 R2 N4 L2 U2 N13\$.							