

BLOCK 5 LOT 16  
OR 569/831 & OR 1367/334  
LAKEWOOD #3 PB 5/193-194

COX DONNA  
1521 INVERNESS RD  
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0005-0160



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 05 AVERAGE 80     |
| Exterior Wall            | 12 CEDAR 20       |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 60      |
| Interior Floo            | 11 CLAY TILE 40   |
| 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             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 05 Quality Level 05 |
| DOR CODE | 0100 SINGLE FAMILY  |

|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1046.00  |    |

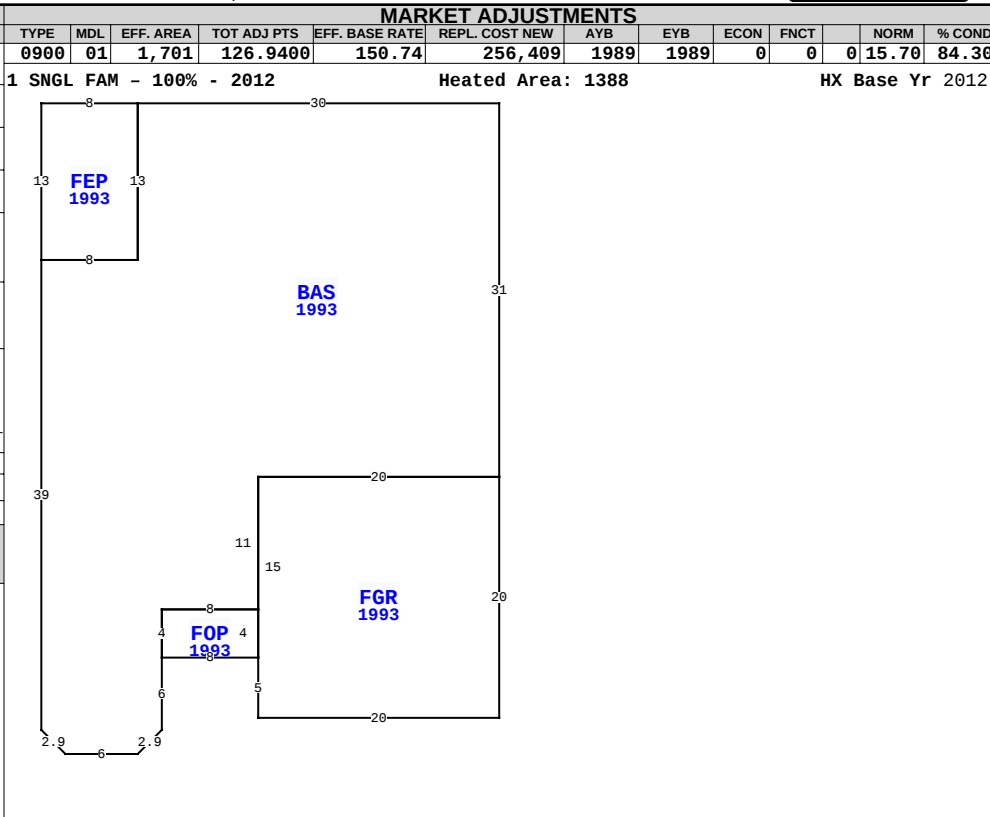
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,388            | 100         | 1,388        | 176,378              |
| FEP       | 104              | 80          | 83           | 10,547               |
| FGR       | 400              | 55          | 220          | 27,956               |
| FOP       | 32               | 30          | 10           | 1,270                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 1,924 | 1,701 | 216,153 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |          |       |
|----------------|------------|-------------|---------|----|----|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 |       |
| 2              | 0811       | CONCRETE B  | 0 100   | 42 | 16 | 672.00 | SF | 5.20     |       |
| 3              | 0861       | POOL GUNIT  | 0 100   | 14 | 10 | 140.00 | SF | 85.00    |       |
| 4              | 0810       | CONCRETE A  | 0 100   | 16 | 3  | 48.00  | SF | 6.50     |       |
| 5              | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 478.00 | SF | 7.25     |       |
| 7              | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 136.00 | SF | 7.25     |       |
| 8              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 482.00 | 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



|                                     |
|-------------------------------------|
| 1521 INVERNESS RD, FERNANDINA BEACH |
|-------------------------------------|

| TOTAL OB/XF |            |             |         |    |    |        |    |          |       |
|-------------|------------|-------------|---------|----|----|--------|----|----------|-------|
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| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 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        |

Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 216,153   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 12,647    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 130,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 358,800   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 183,974   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 174,826   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 50,000    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 124,826   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 358,800   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 360,199   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20060249   | REPAIR/RRF  | 9,800  | 01/31/2006 |
| 8180       | SWIM POOL   | 4,600  | 03/03/1994 |
| 5222       | NEW CONSTR  | 62,475 | 02/16/1989 |

| SALES DATA                   |           |              |        |        |           |               |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 0569/0831                    | 5/09/1989 | WD           | Q      | I      |           | 79,800        |
| GRANTOR: ATLANTIC BUILDERS   |           |              |        |        |           |               |
| GRANTEE: COX MARK E          |           |              |        |        |           |               |
| 0565/0880                    | 3/20/1989 | WD           | U      | I      | 01        | 100           |
| GRANTOR: FLA LIFESTYLE HOMES |           |              |        |        |           |               |
| GRANTEE: ATLANTIC BUILDERS   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W30 FEP=[YR=1993] W8 S13 E8 N13\$ S13 W8 S39 D2 R2 E6 R2 U2 N6 FOP=[YR=1993] E8 FGR=[YR=1993] S5 E20 N20 W20 S15\$ N4 W8 S4\$ N4 E8 N11 E20 N31\$. |  |  |  |  |  |  |  |  |  |

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