BLOCK 6 LOT 4
LAKEWOOD PB 5/112-113

OLSON VICKY L
1711 INVERNESS RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0006-0040

BUILDING CHARACTERISTICS

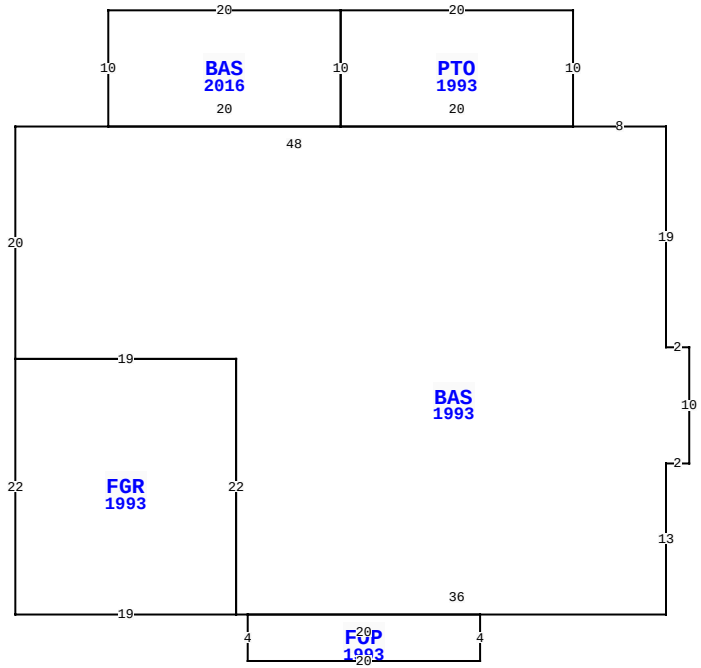
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,954	100	1,954	240,243
BAS	200	100	200	24,590
FGR	418	55	230	28,279
FOP	80	30	24	2,951
PTO	200	5	10	1,229
TOTALS	2,852		2,418	297,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,418	119.7658	142.22	343,888	1987	1997	0	0	0	13.55	86.45

1 SNGL FAM – 100% - 2015 Heated Area: 2154 HX Base Yr 2015



1711 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		297,291
TOTAL MARKET OB/XF VALUE		5,534
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		432,825
SOH/AGL Deduction		275,477
ASSESSED VALUE		157,348
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,348
TOTAL JUST VALUE		432,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162449	200SF	22,530	09/09/2016
20120841	REP 12 WIND	6,585	05/14/2012
20090542	H/AC	7,380	05/01/2009
20060408	REPAIR/RRF	7,400	02/28/2006
BP4103	N/A	45,900	01/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/1006	10/30/2019	FJ	U	I	11	0
GRANTOR: YOUNGER DENISE D EST						
GRANTEE: OLSON VICKY L						
2291/1537	7/15/2019	FJ	U	I	11	100
GRANTOR: YOUNGER DENSIE D EST						
GRANTEE: OLSON VICKY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N19 W8 PTO=[YR=1993] N10 W20 BAS=[YR=2016] W20 S10 E20 N10 $ S10 E20 $ W48 S20 FGR=[YR=1993] S22 E19 N22 W19 $ E19 S22 E1 FOP=[YR=1993] S4 E20 N4 W20 $ E36 N13 E2 N10 $.

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	100	35	16	607.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,720	
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	1987	1987	3	54.5	446	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	1990	1990	3	62	1,128	

LAND DESCRIPTION

TOTAL OB/XF 5,534

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

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS