

BLOCK 9 LOT 1 & E 2' OF LOT 2
IN OR 1806/795
LAKEWOOD #2 PB 5/136

POTTER DARYL J
1612 INVERNESS RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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
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
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NEIGHBORHOOD/LOC	1046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100	1,954	234,061
FGR	418	55	230	27,551
FOP	80	30	24	2,875
PTO	200	5	10	1,198

TOTALS	2,652		2,218	265,685
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	705.00	SF	5.20
2	0811	CONCRETE B	0	100	9	3	27.00	SF	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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	2,218	120.7360	143.37	317,995	1987	1987	0	0	0	16.45
1 SNGL FAM - 100% - 2013 Heated Area: 1954 HX Base Yr 2013											
BLD DATE 04/03/2008 DJ LGL DATE XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF											
4,315											

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4,315											

Total Acres:	0.00	Total Land Value:	130,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		265,685	
TOTAL MARKET OB/XF VALUE		4,315	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		400,000	
SOH/AGL Deduction		211,212	
ASSESSED VALUE		188,788	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		138,788	
TOTAL JUST VALUE		400,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		407,088	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052638	REPAIR/RRF	2,000	09/13/2005
4370	NEW CONSTR	40,000	06/25/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1806/0795	7/09/2012	WD	Q	I	01
GRANTOR: HENDRICKSON DALE & TH					
GRANTEE: POTTER DARYL J					
1401/0180	4/03/2006	WD	U	I	07
GRANTOR: BERNHARD STEVEN & PHY					
GRANTEE: HENDRICKSON DALE &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W17 PTO=[YR=1993] N10 W20 S10 E20 \$ W39 S20					
FGR=[YR=1993] S22 E19 N22 W19 \$ E19 S22 E1 FOP=[YR=1993] S4					
E20 N4 W20 \$ E36 N13 E2 N10 W2 N19 \$.					

OTHER ADJUSTMENTS AND NOTES											

Common:	130,000	PRINTED 08/02/2023 BY SYS
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