BLOCK 9 LOT 3
LAKEWOOD #2 PB 5/136

COLTON JAMES K & CATHERINE
1562 INVERNESS ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0009-0030

NASSAU COUNTY PROPERTY

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 100
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

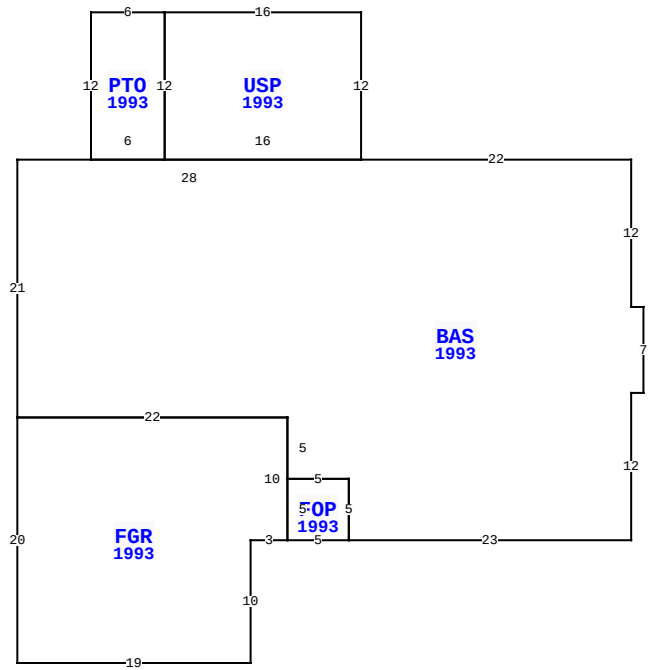
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1,312	162,437
FGR	410	55	226	27,981
FOP	25	30	8	991
PTO	72	5	4	495
USP	192	30	58	7,181
TOTALS	2,011		1,608	199,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,608	122.2980	145.23	233,530	1987	1992	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2022 Heated Area: 1312 HX Base Yr 2022



1562 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		199,084
TOTAL MARKET OB/XF VALUE		1,995
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		331,079
SOH/AGL Deduction		24,157
ASSESSED VALUE		306,922
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,922
TOTAL JUST VALUE		331,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080728	REPAIR/RRF	7,800	05/01/2008
4362	NEW CONSTR	39,600	06/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/0190	5/17/2021	WD	Q	I	01	410,000
GRANTOR: TERRY SAMUEL B & TIFF						
GRANTEE: COLTON JAMES K & CA						
1664/0793	2/23/2010	WD	U	I	30	160,350
GRANTOR: TERRY DAVID BRIAN & S						
GRANTEE: TERRY SAMUEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N12 W22 USP=[YR=1993] W16 PTO=[YR=1993] W6 N12E6S12$N12E16S12$ W28 S21 FGR=[YR=1993] S20 E19 N10 E3 FOP=[YR=1993] E5 N5 W5 S5 $ N10 W22 $ E22 S5 E5 S5 E23 N12 E1 N7 $.

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	0	0	650.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,842	
2	0811	CONCRETE B	0	100	18	3	54.00	SF	5.20	5.20	100	1987	1987	3	54.5	153	

LAND DESCRIPTION

TOTAL OB/XF 1,995

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 05/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS