BLK 9 LOT 6
IN OR 585/1123
LAKEWOOD #3 PB5/193-194

GIES SCOTT W & SHEILA M
1532 INVERNESS RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0009-0060

BUILDING CHARACTERISTICS

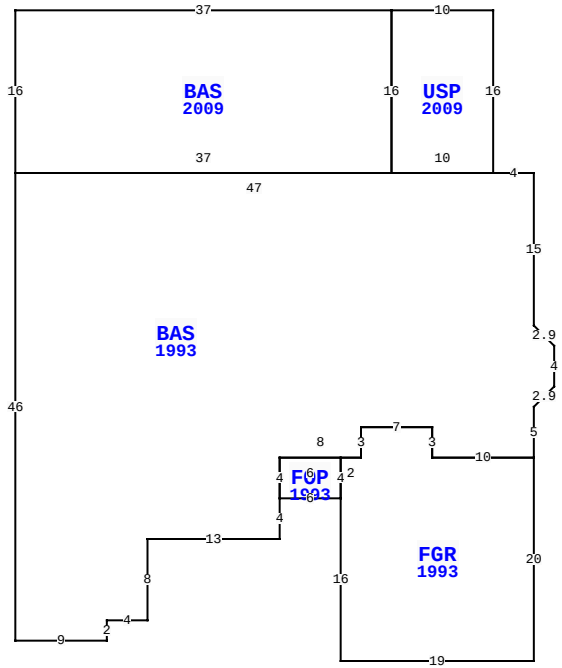
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,749	100	1,749	199,214
BAS	592	100	592	67,430
FGR	401	55	221	25,172
FOP	24	30	7	797
USP	160	30	48	5,467
TOTALS	2,926		2,617	298,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,617	110.6688	131.42	343,926	1989	1995	0	0	0	13.33	86.67

1 SNGL FAM – 100% - 1990 Heated Area: 2341 HX Base Yr 1990



1532 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		298,081
TOTAL MARKET OB/XF VALUE		5,059
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		433,140
SOH/AGL Deduction		264,380
ASSESSED VALUE		168,760
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,760
TOTAL JUST VALUE		433,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5538	NEW CONSTR	70,775	08/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0585/1123	12/13/1989	WD	Q	I		88,600
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: GIES SCOTT & SHIELA						
0577/1206	8/29/1989	WD	U	V	02	100
GRANTOR: FLORIDA LIFESTYLE						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=2009] N16 W10 BAS=[YR=2009] W37 S16 E37 N16$ S16 E10$ W47 S46 E9 N2 E4 N8 E13 N4 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E19 N20 W10 N3 W7 S3 W2 S4 $ N4 W6 S4 $ N4 E8 N3 E7 S3 E10 N5 R2 U2 N4 L2 U2 N15$.

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	721.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,231	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	1242	WD DECK A	0	100	0	0	224.00	SF	10.00	10.00	100	1990	1990	3	20	448	

LAND DESCRIPTION

TOTAL OB/XF 5,059

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