

LOT 17
IN OR 693 PG 1542
LAKEWOOD #4 PB 5/245

CYR PAUL J & CATHY J
2112 INVERNESS ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143B-0017-0000



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 80
Interior Floo	11	CLAY TILE 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

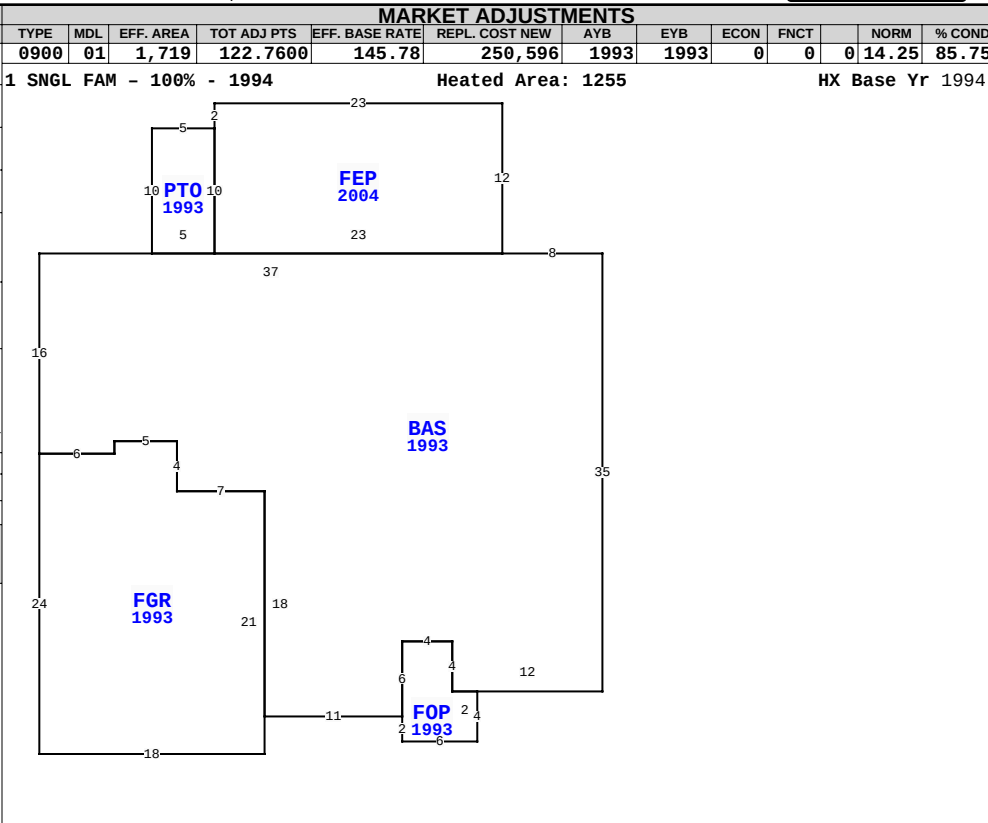
NEIGHBORHOOD/LOC	1046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1,255	156,883
FEP	276	80	221	27,626
FGR	416	55	229	28,627
FOP	40	30	12	1,500
PTO	50	5	2	250

TOTALS	2,037		1,719	214,886
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50
4	0810	CONCRETE A	0	100	8	17	136.00	SF	6.50	6.50
5	0855	CONC PAVER	0	100	0	0	666.00	SF	7.00	7.00
6	0476	VF 6 SBPL	0	100	0	0	211.00	LF	16.00	16.00
7	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00
8	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			0.00	0.00	1.00	LT



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF										
14,699										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50
4	0810	CONCRETE A	0	100	8	17	136.00	SF	6.50	6.50
5	0855	CONC PAVER	0	100	0	0	666.00	SF	7.00	7.00
6	0476	VF 6 SBPL	0	100	0	0	211.00	LF	16.00	16.00
7	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00
8	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1993	1993	3	68	2,206	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1993	1993	3	68	398	
4	0810	CONCRETE A	0	100	8	17	136.00	SF	6.50	6.50	100	2002	2002	3	83	734	
5	0855	CONC PAVER	0	100	0	0	666.00	SF	7.00	7.00	100	2008	2008	3	90	4,196	
6	0476	VF 6 SBPL	0	100	0	0	211.00	LF	16.00	16.00	100	2012	2012	3	85	2,870	
7	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	100	2012	2012	3	85	870	
8	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2012	2012	3	85	765	

TOTAL OB/XF										
14,699										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY										
PAGE 1 of 1										
VALUATION SUMMARY										
VALUATION BY		STANDARD								
Tax Group: 2		Tax Dist:								
BUILDING MARKET VALUE		214,886								
TOTAL MARKET OB/XF VALUE		14,699								
TOTAL LAND VALUE - MARKET		130,000								
TOTAL MARKET VALUE		359,585								
SOH/AGL Deduction		226,272								
ASSESSED VALUE		133,313								
TOTAL EXEMPTION VALUE		50,000								
BASE TAXABLE VALUE		83,313								
TOTAL JUST VALUE		359,585								
NCON VALUE		0								
INCOME VALUE										
PREVIOUS YEAR MKT VALUE		359,676								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121661	STAL	13,500	08/14/2012
20100046	REPAIR/RRF	1,290	01/13/2010
20090735	REPAIR/RRF	3,689	06/11/2009
20090386	REPAIR/RRF	6,000	03/27/2009
B0040471	ADDITION	20,000	03/11/2004
B034077	REMODEL	2,000	10/30/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0693/1542	12/08/1993	WD	Q	I		85,200	
GRANTOR: ATLANTIC BUILDERS							
GRANTEE: CYR PAUL & CATHY							
0679/0208	4/16/1993	WD	U	V	09	58,000	
GRANTOR: SADLER DEV COMPANY							
GRANTEE: ATLANTIC BUILDERS							

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1993] W8 FEP=[YR=2004] N12 W23 S2 PTO=[YR=1993] W5 S10 E5 N10 \$ S10 E23\$ W37 S16 FGR=[YR=1993] S24 E18 N21 W7 N4 W5 S1 W6 \$ E6 N1 E5 S4 E7 S18 E11 FOP=[YR=1993] S2 E6 N4 W2 N4 W4 S6\$ N6 E4 S4 E12 N35\$.										