

LOT 32
IN OR 685/1334
LAKEWOOD #4 PB 5/245

COX STEPHEN E
2348 INVERNESS RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143B-0032-0000



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 60
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100

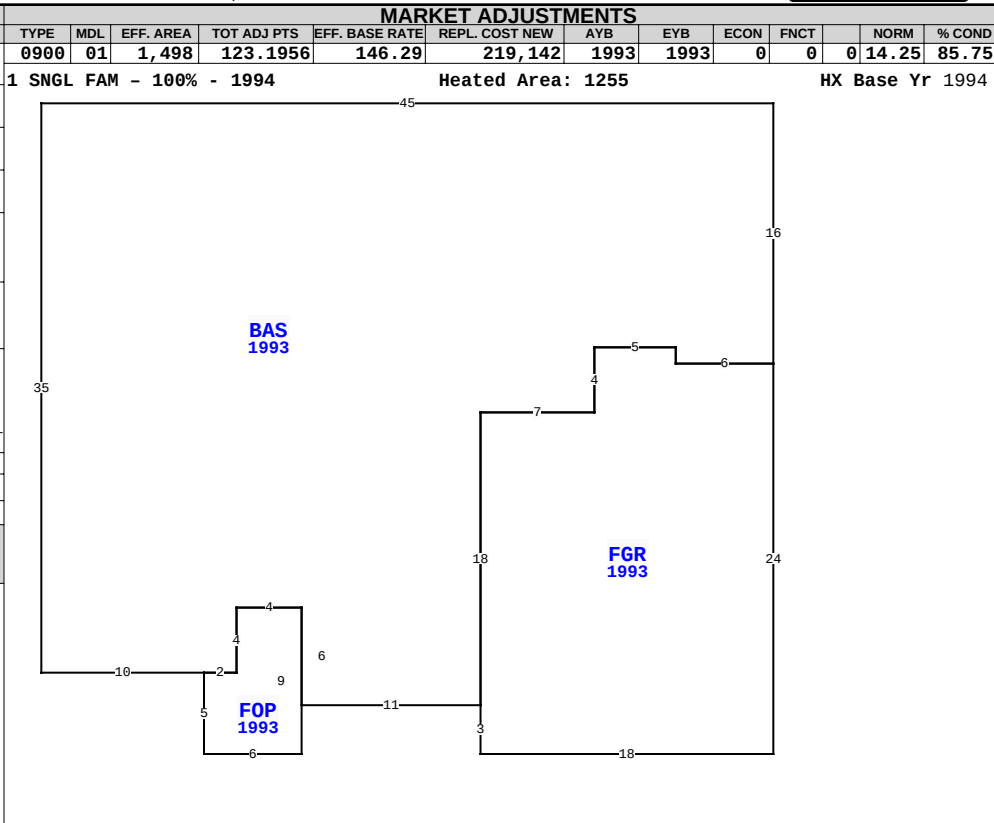
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1,255	157,432
FGR	416	55	229	28,726
FOP	46	30	14	1,756

TOTALS	1,717	1,498	187,914
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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	39	16	624.00	SF	5.20
2	0810	CONCRETE A	0	100	27	2	54.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	96.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	460.00	SF	7.25
5	0845	KOOL DECK	0	100	0	0	264.00	SF	7.25
6	0845	KOOL DECK	0	100	0	0	147.00	SF	7.25
7	0940	SHEDS/PORT	0	100	10	5	50.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00



2348 INVERNESS RD, FERNANDINA BEACH

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

TOTAL OB/XF										8,805		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
		0.00	0.00	1.00	LT		1.00	1.00	1.10	130,000.00	143,000.00	1
		</										

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	187,914								
TOTAL MARKET OB/XF VALUE	8,805								
TOTAL LAND VALUE - MARKET	143,000								
TOTAL MARKET VALUE	339,719								
SOH/AGL Deduction	222,539								
ASSESSED VALUE	117,180								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	67,180								
TOTAL JUST VALUE	339,719								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	342,105								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8124	SWIM POOL	4,200	02/02/1994
7625	NEW CONSTR	62,550	04/06/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0685/1334	7/28/1993	WD	Q	I		72,600			
GRANTOR: ATLANTIC BUILDERS									
GRANTEE: COX STEPHEN E									
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] W45 S35 E10 FOP=[YR=1993] S5 E6 N9 W4 S4 W2 \$ E2 N4 E4 S6 E11 FGR=[YR=1993] S3 E18 N24 W6 N1 W5 S4 W7 S18 \$ N18 E7 N4 E5 S1 E6 N16 \$.									