

LOT 34
IN OR 1944/696
LAKEWOOD #4 PB 5/245

GREEN GERALD R & CAROL A
2328 INVERNESS DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-143B-0034-0000



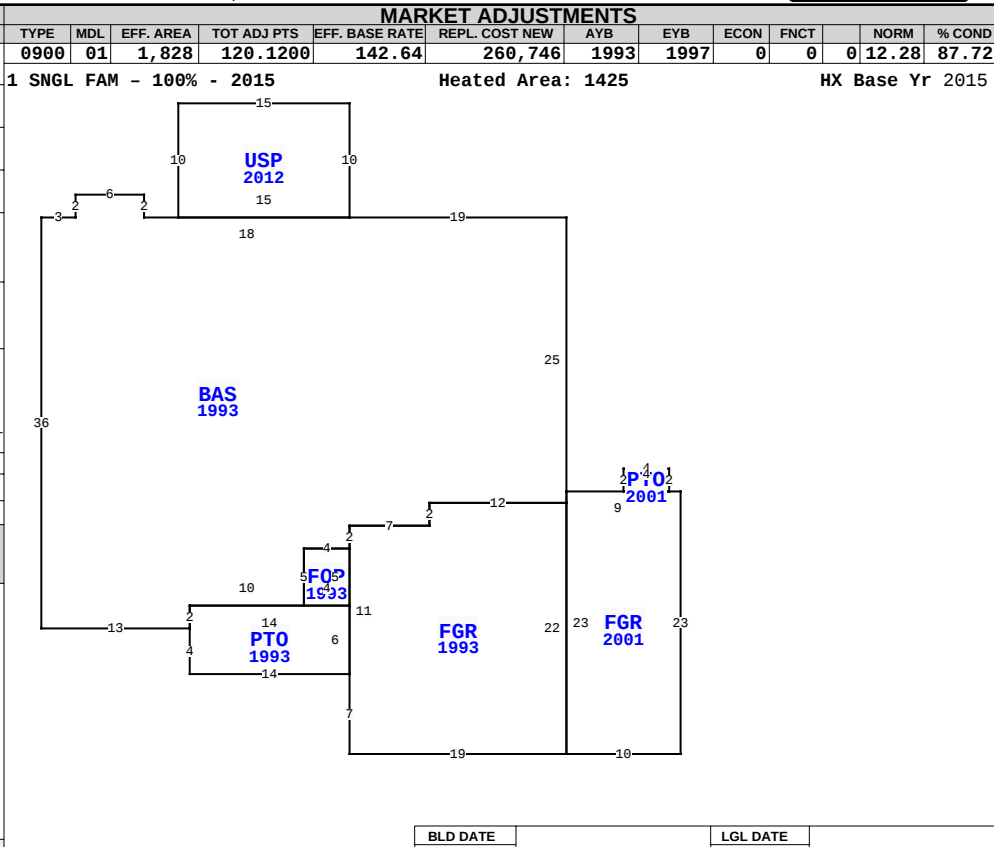
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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	1,425	100	1,425	178,301
FGR	404	55	222	27,777
FGR	230	55	126	15,766
FOP	20	30	6	751
PTO	84	5	4	501
PTO	8	5	0	0
USP	150	30	45	5,631
TOTALS	2,321		1,828	228,726

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	634.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	56.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	269.00	SF	6.50	6.50	

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



TOTAL OB/XF											
3,924											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
228,726											
TOTAL MARKET OB/XF VALUE											
3,924											
TOTAL LAND VALUE - MARKET											
143,000											
TOTAL MARKET VALUE											
375,650											
SOH/AGL Deduction											
178,755											
ASSESSED VALUE											
196,895											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
146,895											
TOTAL JUST VALUE											
375,650											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
381,907											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B011770	ADDITION	13,000	08/16/2001
7817	ADDITION	1,574	07/19/1993
7644	NEW CONSTR	69,615	04/13/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1944/0696	10/22/2014	SW	U	I	12	150,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: GREEN GERALD R & CA						
1944/0694	5/29/2014	QC	U	I	11	100
GRANTOR: CITIMORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 USP=[YR=2012] N10 W15 S10 E15\$ W18 N2 W6 S2 W3 S36 E13 PTO=[YR=1993] S4E14 FGR=[YR=1993] S7 E19 FGR=[YR=2001] E10 N23 W1 PTO=[YR=2001] N2 W4 S2 E4 \$ W9 S23 \$ N22 W12 S2 W7 S2 FOP=[YR=1993] W4 S5 E4 N5\$ S11\$ N6 W14 S2\$ N2 E10 N5 E4 N2 E7 N2 E12 N25\$.											