LOT 36
IN OR 1740/310
LAKEWOOD #4 PB 5/245

CONSTANT JASON A & BERNADETTE
112 WESLEY LN
COATESVILLE, PA 19320

2023

00-00-31-143B-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

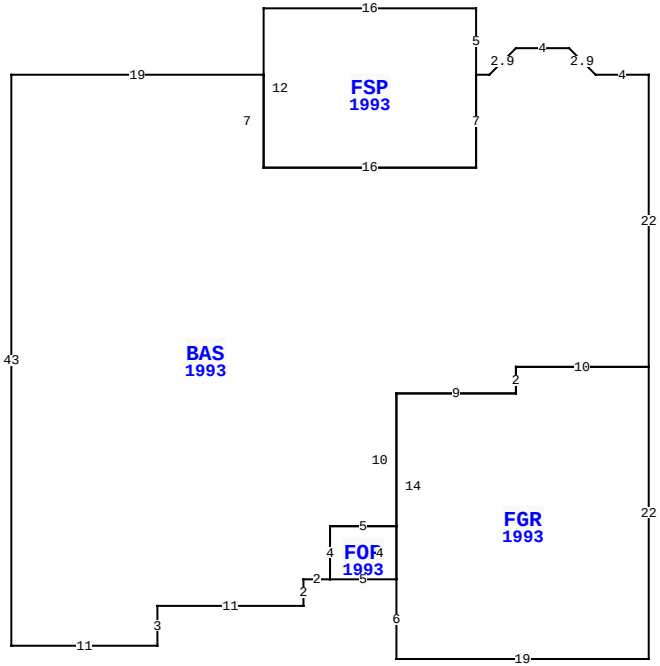
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,495	100	1,495	179,767
FGR	400	55	220	26,454
FOP	20	30	6	722
FSP	192	40	77	9,259
TOTALS	2,107		1,798	216,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,798	120.1200	142.64	256,467	1989	1989	0	0	0	15.70	84.30

1 SNGL FAM – 0% - 0 Heated Area: 1495 HX Base Yr



2308 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	216,202
TOTAL MARKET OB/XF VALUE	4,601
TOTAL LAND VALUE - MARKET	143,000
TOTAL MARKET VALUE	363,803
SOH/AGL Deduction	0
ASSESSED VALUE	363,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,803
TOTAL JUST VALUE	363,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101297	REPAIR/RRF	5,700	08/05/2010
5505	NEW CONSTR	66,120	08/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1740/0310	5/23/2011	QC	U	I	11	100
GRANTOR: CONSTANT CHARLES E						
GRANTEE: CONSTANT JASON A &						
1318/1800	5/20/2005	WD	Q	I		215,000
GRANTOR: KOLIAS GEORGE C & GLO						
GRANTEE: CONSTANT CHARLES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 U2 L2 W4 D2 L2 W1 FSP=[YR=1993] N5 W16 S12 E16 N7 $ S7 W16 N7 W19 S43 E11 N3 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N22 W10 S2 W9 S14 $ N4 W5 S4 $ N4 E5 N10 E9 N2 E10 N22 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	718.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,221	

LAND DESCRIPTION

TOTAL OB/XF 4,601

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	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.10	130,000.00	143,000.00	143,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 143,000 Market: 0 Agricultural: 0 Common: 143,000 PRINTED 08/02/2023 BY SYS