LOT 38
LAKEWOOD #4 PB 5/245

BUDZEYKO ARTHUR L/
PO BOX 15514
FERNANDINA BEACH, FL 32035

2023

00-00-31-143B-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

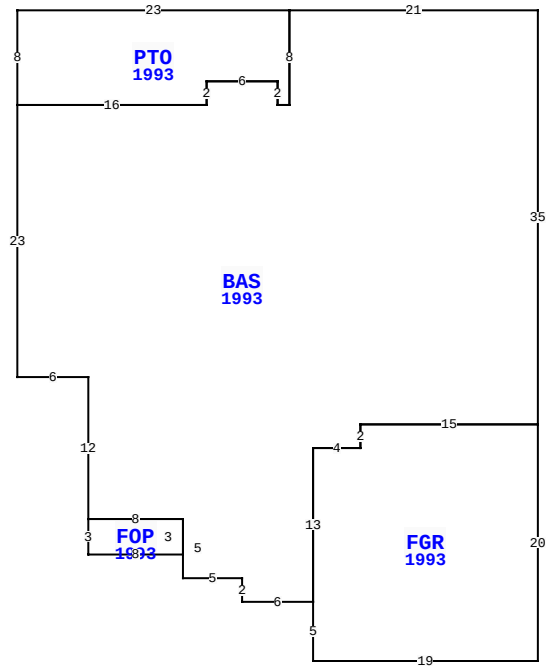
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,571	100	1,571	197,421
FGR	372	55	205	25,761
FOP	24	30	7	880
PTO	172	5	9	1,131
TOTALS	2,139		1,792	225,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,792	121.9900	144.86	259,589	1991	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2022 Heated Area: 1571 HX Base Yr 2022



2171 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		225,193
TOTAL MARKET OB/XF VALUE		2,409
TOTAL LAND VALUE - MARKET		143,000
TOTAL MARKET VALUE		370,602
SOH/AGL Deduction		0
ASSESSED VALUE		370,602
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		315,602
TOTAL JUST VALUE		370,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111201	H/AC	2,000	07/22/2011
20080926	REPAIR/RRF	6,000	06/02/2008
B2004542	REMODEL	3,000	12/18/2000
6765	NEW CONSTR	63,985	10/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/1333	7/08/2023	LE	U	I	11	100
GRANTOR: BUDZEYKO ARTHUR L						
GRANTEE: STENTZ ANNE						
2458/0659	4/30/2021	WD	Q	I	02	415,000
GRANTOR: IRVIN DELMA L & CAROL						
GRANTEE: BUDZEYKO ARTHUR L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1993] W23 S8 E16 N2 E6 S2 E1 N8$ S8 W1 N2 W6 S2 W16 S23 E6 S12 FOP=[YR=1993] S3 E8 N3 W8$ E8 S5 E5 S2 E6 FGR=[YR=1993] S5 E19 N20 W15 S2 W4 S13$ N13 E4 N2 E15 N35$.

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	702.00	SF	5.20	5.20	100	1992	1992	3	66	2,409	

LAND DESCRIPTION

TOTAL OB/XF 2,409

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	100			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