LOT 42
LAKEWOOD #4 PB 5/245

ROUX JOHN KRAIG COLLINS/MARYNONKA HANNA A
2131 INVERNESS RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143B-0042-0000

BUILDING CHARACTERISTICS

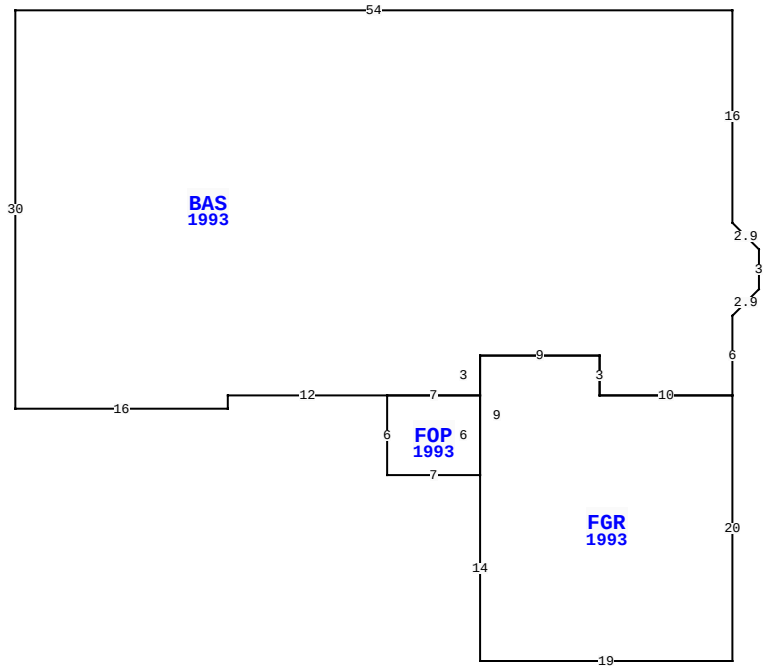
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,565	100	1,565	209,151
FGR	407	55	224	29,936
FOP	42	30	13	1,738
TOTALS	2,014		1,802	240,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,802	124.7400	148.13	266,930	1992	2002	0	0	0	9.78	90.22

1 SNGL FAM – 100% - 2020 Heated Area: 1565 HX Base Yr 2020



2131 INVERNESS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		240,824
TOTAL MARKET OB/XF VALUE		17,421
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		388,245
SOH/AGL Deduction		116,714
ASSESSED VALUE		271,531
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		221,531
TOTAL JUST VALUE		388,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121025	ROOF	3,000	06/06/2012
20061445	XFOB	3,802	06/26/2006
011263	OTHER	3,000	06/04/2001
7280	SWIM POOL	15,000	08/25/1992
6923	NEW CONSTR	71,650	02/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0631	4/26/2019	WD	Q	I	01	325,000
GRANTOR: OAKES DON & SONYA						
GRANTEE: ROUX JOHN KRAIG C &						
1978/1735	5/04/2015	WD	Q	I	02	250,000
GRANTOR: DAVIDSON JOHN W & JAC						
GRANTEE: OAKES DON & SONYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S30 E16 N1 E12 FOP=[YR=1993] S6 E7
FGR=[YR=1993] S14 E19 N20 W10 N3 W9 S9$ N6 W7$ E7 N3 E9 S3
E10 N6 R2 U2 N3 L2 U2 N16$.

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	727.00	SF	5.20	5.20	100	1992	1992	3	66	2,495	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
3	0861	POOL GUNIT	0	100	0	0	452.00	SF	85.00	85.00	100	1992	1992	3	20	7,684	
4	0845	KOOL DECK	0	100	0	0	910.00	SF	7.25	7.25	100	1992	1992	3	66	4,354	
5	0351	CARPORT MT	0	100	12	8	96.00	SF	10.00	10.00	100	2006	2006	3	31	298	

LAND DESCRIPTION

TOTAL OB/XF 17,421

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS