LOT D
IN OR 1784/1281
LISA PARK PB 5/45

WILKING JOSEPH PETER & AMY ELIZABETH
1551 LISA AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1448-000D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

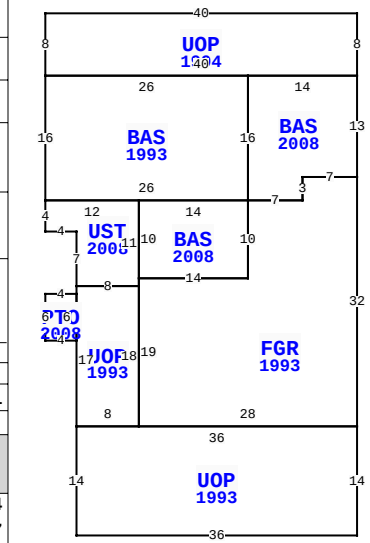
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	18	SLATE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

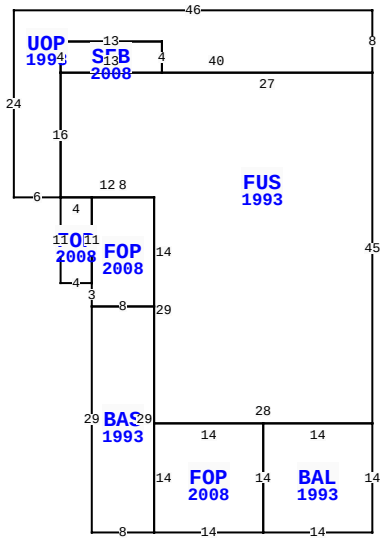
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	196	15	29	2,624
BAS	232	100	232	20,987
BAS	416	100	416	37,632
BAS	140	100	140	12,664
BAS	203	100	203	18,364
FGR	693	55	381	34,466
FOP	44	30	13	1,176
FOP	112	30	34	3,076
FOP	196	30	59	5,337
FUS	1,504	100	1,504	136,053
TOTALS	5,348		3,388	306,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,388	94.0424	111.68	378,372	1984	1984	0	0	0	19.00	81.00

1 SNGL FAM – 100% - 1997 Heated Area: 2537 HX Base Yr 1997





** This building has 17 Sub-Areas

1551 LISA AVE, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		306,481
TOTAL MARKET OB/XF VALUE		15,049
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		721,530
SOH/AGL Deduction		523,360
ASSESSED VALUE		198,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,170
TOTAL JUST VALUE		721,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120354	WINDOW REPLACEMEN	600	03/05/2012
20120322	EXTEND FENCE	500	02/29/2012
20120273	SPRNKLR TO WELL	300	02/21/2012
20112149	HEAT PUMP	8,000	11/30/2011
20112038	SPRAY FOAM INSULA	1,900	11/15/2011
20111843	SOLAR ELECTRIC	6,200	10/12/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1784/1281	3/14/2012	QC	U	I	11	47,000
GRANTOR: WILKING JOSEPH PETER						
GRANTEE: WILKING JOSEPH PETE						
0763/0906	6/21/1996	WD	Q	I		150,000
GRANTOR: RAINEY STEPHEN R & SH						
GRANTEE: WILKING JOSEPH						

EXTRA FEATURES

L N	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	957.00	SF	5.20	5.20	100	1984	1984	3	47	2,339	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1994	1994	3	20	7,650	
4	0845	KOOL DECK	0	100	0	0	597.00	SF	7.25	7.25	100	1994	1994	3	70	3,030	

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W40 S8 BAS=[YR=1993] S16 UST=[YR=2008] S4 E4 S7 UOP=[YR=1993] S1 PTO=[YR=2008] W4 S6 E4 N6$ S17 UOP=[YR=1993] S14 E36 N14 FGR=[YR=1993] N32 BAS=[YR=2008] N13 W14 S16 E7 N3 E7$ W7 S3 W7 BAS=[YR=2008] W14 S10 E14 N10$ S10 W14 S19 E28$ W36$ E8 N18 W8$ E8 N11 W12$ E26 N16 W26$ E40 N8$ PTR=E30 UOP=[YR=1993] E46 S8 FUS=[YR=1993] S45 BAL=[YR=1993] S14 W14 FOP=[YR=2008] W14 BAS=[YR=1993] W8 N29 FOP=[YR=2008] N3 FOP=[YR=2008] W4 N11 E4 S11$ N11 E8 S14 W8$ E8 S29$ N14 E14 S14$ N14 E14$ W28 N29 W12 N16 SFB=[YR=2008] E13 N4 W13 S4$ N4 E13 S4 E27$ W40 S16 W6 N24$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 15,049

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-1	65.00	100.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 12/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS