LOT A
THE PARK ADDITION PB 4/94

DEMARIO THOMAS R & MARY CLARE
1529 LISA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-000A-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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

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
BAS	864	100	864	113,074
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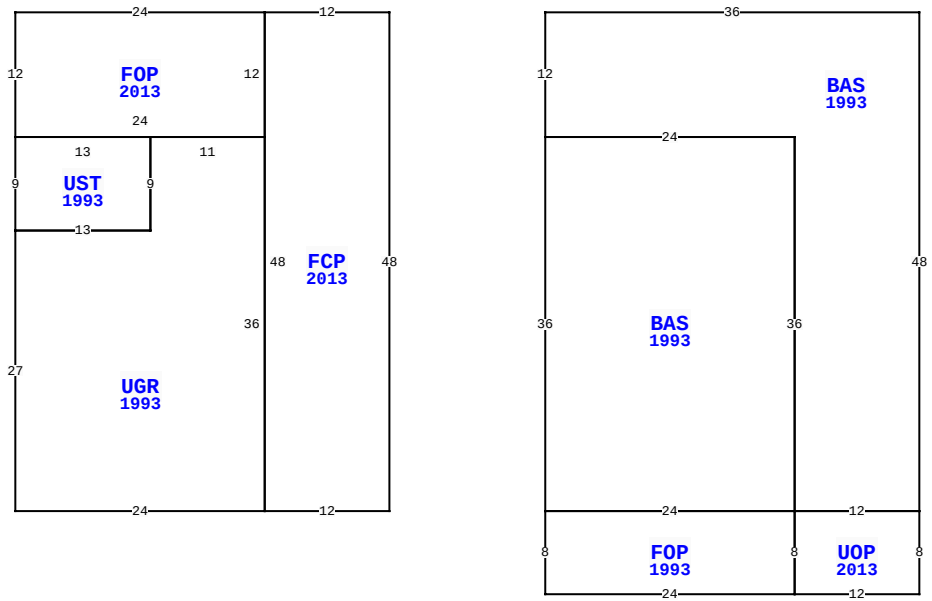
FCP	576	25	144	18,846
FOP	192	30	58	7,590
FOP	288	30	86	11,255
UGR	747	45	336	43,974
UOP	96	20	19	2,486
UST	117	45	53	6,936
TOTALS	3,744		2,424	317,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,424	116.6200	138.49	335,700	1982	2010	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2023 Heated Area: 1728 HX Base Yr 2023



1529 LISA AVE, 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		317,236
TOTAL MARKET OB/XF VALUE		6,632
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		723,868
SOH/AGL Deduction		108,213
ASSESSED VALUE		615,655
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		565,655
TOTAL JUST VALUE		723,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200004	DEMOLITION	0	03/11/2020
20120244	SDG/WINDWS/DCK/ST	2,300	02/06/2012
20100788	FOUNDATION	1,400	05/11/2010
20010772	REPAIR/RRF	2,000	04/24/2001
19983592	XFOB	1,000	04/20/1998
959005	ADDITION	8,000	04/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/1445	4/16/2021	WD	Q	I	01	535,000
GRANTOR: MEE BRIAN T						
GRANTEE: DEMARIO THOMAS R &						
2289/0800	6/27/2019	WD	Q	I	01	535,000
GRANTOR: MULLIN TIMOTHY D						
GRANTEE: MEE BRIAN T						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2013] W12 FOP=[YR=2013] W24 S12 UST=[YR=1993] S9 UGR=[YR=1993] S27 E24 N36 W11 S9 W13$ E13 N9 W13$ E24 N12$ S48 E12 N48$ PTR= E15 BAS=[YR=1993] E36 S48 UOP=[YR=2013] S8 W12 FOP=[YR=1993] W24 N8 BAS=[YR=1993] N36 E24 S36 W24$ E24 S8$ N8 E12$ W12 N36 W24 N12$ W15$.

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	0812	CONCRETE C	0	100	46	24	1,104.00	SF	4.00	4.00	100	1982	1982	3	41	1,811	
2	0811	CONCRETE B	0	100	0	0	748.00	SF	5.20	5.20	100	1982	1982	3	41	1,595	
3	0810	CONCRETE A	0	100	0	0	114.00	SF	6.50	6.50	100	1995	1995	3	72	534	
4	1242	WD DECK A	0	100	0	0	828.00	SF	12.50	12.50	100	1990	1990	3	20	2,070	
5	1241	WD DECK G	0	100	24	8	192.00	UT	11.50	11.50	100	1982	1982	3	20	442	
6	1242	WD DECK A	0	100	11	3	33.00	SF	10.00	10.00	100	1990	1990	3	20	66	
7	1242	WD DECK A	0	100	19	3	57.00	SF	10.00	10.00	100	1990	1990	3	20	114	

LAND DESCRIPTION

TOTAL OB/XF 6,632

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	0006	R-1	85.00	125.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 07/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS