

BLOCK 10 S-1 OF LOTS 2 & 3
IN OR 2067/1246
THE PARK PB 4/28

HERBERT MATTHEW S & LORI A
1534 LISA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0010-0021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	946	100	946	169,522
FGR	420	55	231	41,395
FOP	154	30	46	8,243
FOP	154	30	46	8,243
FOP	168	30	50	8,960
FUS	1,434	100	1,434	256,970
STR	12	10	1	180
STR	18	10	2	358
STR	57	10	6	1,075
TOTALS	3,363		2,762	494,946

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011
2	0810	CONCRETE A	0	100	0	0	1,000.00	SF	6.50	6.50	100	2011	2011
3	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2011	2011

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,762	132.3696	188.63	520,996	2011	2011	0	0	5.00	95.00
1 SFR CUST - 100% - 2017											
Heated Area: 2380											
HX Base Yr 2017											

1534 LISA AVE, FERNANDINA BEACH

BLD DATE	09/06/2016	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
0	VALUATION BY	STANDARD	
7	Tax Group: 2	Tax Dist:	
	BUILDING MARKET VALUE		494,946
	TOTAL MARKET OB/XF VALUE		9,733
	TOTAL LAND VALUE - MARKET		400,000
	TOTAL MARKET VALUE		904,679
	SOH/AGL Deduction		429,974
	ASSESSED VALUE		474,705
	TOTAL EXEMPTION VALUE	HX HB	50,000
	BASE TAXABLE VALUE		424,705
	TOTAL JUST VALUE		904,679
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		676,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101820	NEW CONSTR	235,317	10/22/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2067/1246	8/23/2016	WD Q	Q	I	01
SALE PRICE					
545,000					
GRANTOR: NISBET SAMUEL E & JAN					
GRANTEE: HERBERT MATTHEW S &					
1670/1719	4/02/2010	WD U	V	11	100
GRANTOR: HERITAGE BANK OF NORT					
GRANTEE: NISBET SAMUEL E & J					

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2011] W12 FOP=[YR=2011] W11 STR=[YR=2011] N3W6S3E6\$ W11 S7 E22 N7\$ S7 W22 S43 FOP=[YR=2011] S5 E14 STR=[YR=2011] S2 E6 N2 W6\$ E6 N13 FGR=[YR=2012] E14 N28 W15 S28 E1\$ W1 N4 W5 S12 W14\$ E14 N12 E5 N24 E15 N14\$ PTR= E40 FUS=[YR=2011] W3 STR=[YR=2011] N3 W19 S3 FOP=[YR=2011] W12 S7 E22 N7 W10\$ E19\$ W9 S7 W22 S43 E20 N8 E14 N42\$ W40\$.													

LAND DESCRIPTION										TOTAL OB/XF												9,733									
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	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000														