BLOCK 10 LOT 4
IN OR 1393/527
THE PARK PB 4/28

LLERANDI LOUIS A & ROSEMARIE C
1540 LISA AV
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1630-0010-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

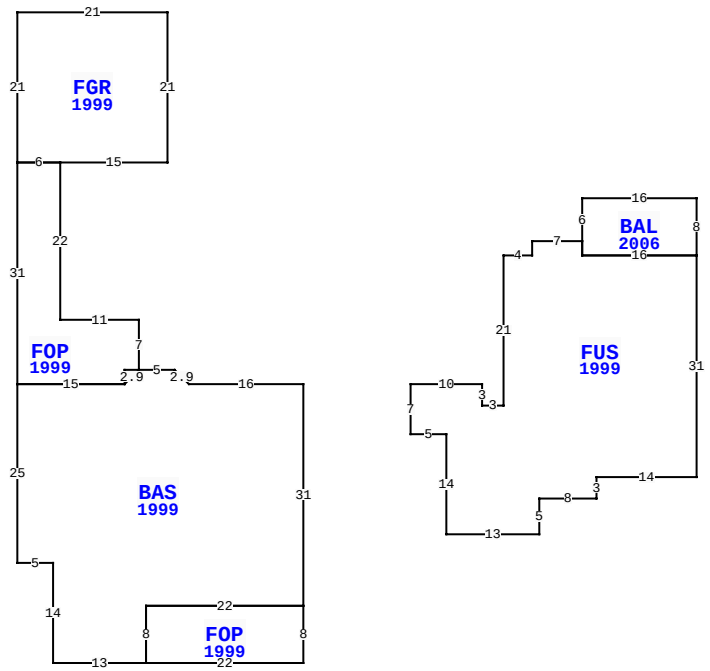
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 128 | 15 | 19 | 2,413 |
| BAS | 1,328 | 100 | 1,328 | 168,636 |
| FGR | 441 | 55 | 243 | 30,857 |
| FOP | 176 | 30 | 53 | 6,730 |
| FOP | 281 | 30 | 84 | 10,667 |
| FUS | 1,109 | 100 | 1,109 | 140,826 |
| TOTALS | 3,463 | | 2,836 | 360,130 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,836 | 120.1536 | 142.68 | 404,640 | 1999 | 1999 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2009 Heated Area: 2437 HX Base Yr 2009




1540 LISA AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 06/12/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 360,130 |
| TOTAL MARKET OB/XF VALUE | | 14,578 |
| TOTAL LAND VALUE - MARKET | | 400,000 |
| TOTAL MARKET VALUE | | 774,708 |
| SOH/AGL Deduction | | 431,076 |
| ASSESSED VALUE | | 343,632 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 293,632 |
| TOTAL JUST VALUE | | 774,708 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 573,141 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20041248 | XFOB | 3,000 | 07/08/2004 |
| 984704 | NEW CONSTR | 144,000 | 12/22/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1393/0527 | 3/02/2006 | WD | Q | I | | 680,000 |
| GRANTOR: GRIFFIN A DELBURT & P | | | | | | |
| GRANTEE: LLERANDI LOUIS A & | | | | | | |
| 0815/1687 | 12/08/1997 | WD | Q | V | | 40,000 |
| GRANTOR: CZAJKOWSKI JILL M & S | | | | | | |
| GRANTEE: GRIFFIN A DELBURT & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W16 U2 L2 W5 FOP199 9= N7 W11 N22 FGR=[YR=1999] E15 N21 W21 S21 E6 $ W6 S31 E15 /N2E 2/ $ D2 L2 W15 S25 E5 S14 E 13 FOP=[YR=1999] E22 N8 W22 S8 $ N8 E22 N31 $ PTR= E15 FUS1999 = E10 S3 E3 N21 E4 N2 E7 BAL 2006=N6 E16 S8 W16 N2$ S2 E16 S31 W14 S3W8 S5 W13 N14 W5 N7 $ 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 | 0819 | CONC 12" | 0 | 100 | 6 | 3 | 18.00 | SF | 9.50 | 9.50 | 100 | 1999 | 1999 | 3 | 79 | 135 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 6 | 20 | 120.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 79 | 616 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 2,500.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 79 | 12,838 | |
| 4 | 0100 | BAR-B-Q | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 1999 | 1999 | 3 | 20 | 200 | |
| 5 | 0858 | SCULP CONC | 0 | 100 | 30 | 2 | 60.00 | SF | 13.00 | 13.00 | 100 | 2002 | 2002 | 3 | 95 | 741 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 4 | 4 | 16.00 | SF | 15.00 | 15.00 | 100 | 1999 | 1999 | 3 | 20 | 48 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,578

| 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 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 400,000.00 | 400,000.00 | 400,000 | | | | | | | |

REVIEW DATE 06/01/2018 BY DJX Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS