

BLOCK 10 LOT 9
IN OR 2248/1100
THE PARK PB 4/28

ZERCHER LIVING TRUST/ZERCHER STEPHEN J TRUSTEE
1550 LISA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0010-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 100
Interior Floor	02 HARDWOOD 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	07 SPECIAL 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
NEIGHBORHOOD/LOC	1040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1,796	212,577
FOP	168	30	50	5,918
FOP	379	30	114	13,493
PTO	160	5	8	947
UGR	904	45	407	48,173
UST	248	45	112	13,256
UST	383	45	172	20,358
UST	622	45	280	33,141
TOTALS	4,660		2,939	347,865

EXTRA FEATURES	
L N	OB/XF CODE
1	0962 SKYLIGHT
2	0810 CONCRETE A
3	0810 CONCRETE A
4	1241 WD DECK G
5	1242 WD DECK A

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,939	111.5310	132.44	389,241	2004	2005	0	0	10.63	89.37
1 SNGL FAM - 100% - 2005 Heated Area: 1796 HX Base Yr 2005											
1550 LISA AVE, FERNANDINA BEACH											

BLD DATE	03/19/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		347,865	
TOTAL MARKET OB/XF VALUE		6,394	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		754,259	
SOH/AGL Deduction		428,771	
ASSESSED VALUE		325,488	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		275,488	
TOTAL JUST VALUE		754,259	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		558,940	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100742	H/AC	2,000	05/06/2010
20091514	REMODEL	6,020	11/04/2009
20040184	OTHER	1,000	01/30/2004
20032961	NEW CONSTR	210,000	04/21/2003

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD
2248/1100	12/10/2018	WD U	I 11
GRANTOR: ZERCHER STEPHEN J & H			
GRANTEE: ZERCHER LIVING TRUS			
0684/1404	7/13/1993	WD Q	V
GRANTOR: PICARD LAWRENCE JR			
GRANTEE: ZERCHER STEPHEN & H			

BUILDING NOTES	
BUILDING DIMENSIONS	
UGR=[YR=2004] W1 UST=[YR=2009] N3 W21 N21 W8UST=[YR=2009] W13 D6 L6 S8E19 N14\$ S14 UST=[YR=2009] W19 S11 E4 S35 E11 PTO=[YR=2004] E20 N8 W20 S8 \$ N28 E4 N18 \$ S18 E16 N8 E13 \$ W13 S8 W20 S20 E20 S8 E14 N36 \$ PTR= E15 BAS=[YR=2004] N19 R6 U6 E13 FOP=[YR=2004] E8 S21 E21 S3 W13S8 W14 N2 W2 N30 \$ S30 E2 S2 E14 N8 E14 S36 W14 FOP=[YR=2004] N8W20 S9 E8 N1 E12 \$ N8 W20 S8 W11 N15 W2 N9 E2 N11 W4 \$ W15 \$.	

LAND DESCRIPTION				TOTAL OB/XF													6,394										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/14/2021 BY TWA				Total Acres: 0.00		Total Land Value: 400,000				Market: 0				Agricultural: 0				Common: 400,000				PRINTED 08/02/2023 BY SYS					