BLOCK 11 LOT 7 (S-1)
IN OR 1959/857
THE PARK PB 4/28

SANTORO FRANCESCO
1555 LISA AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0011-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

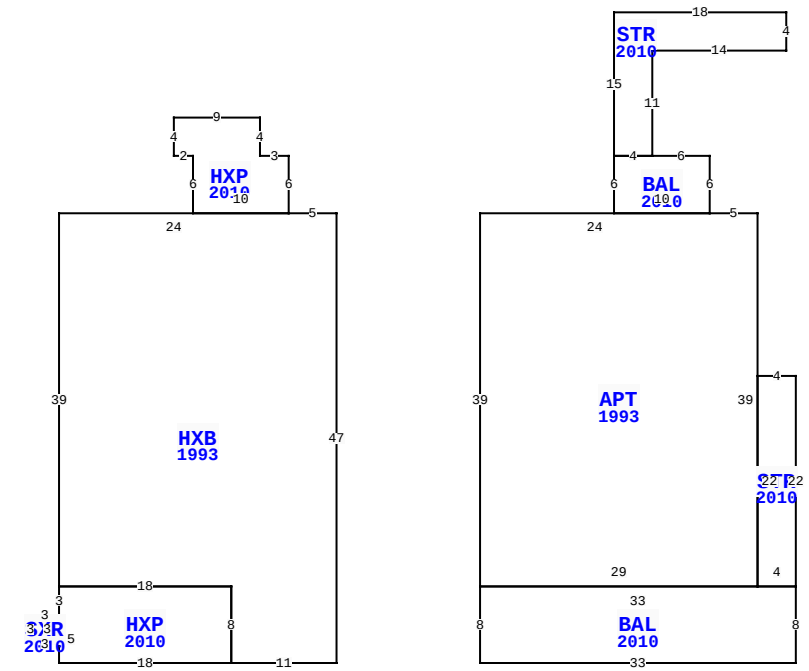
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,131	100	1,131	140,288
BAL	60	15	9	1,117
BAL	264	15	40	4,962
HXB	1,219	100	1,219	151,204
HXP	96	30	29	3,598
HXP	144	30	43	5,334
STR	88	10	9	1,117
STR	116	10	12	1,488
SXR	9	10	1	124
TOTALS	3,127		2,493	309,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,493	122.0160	145.50	362,732	1976	2000	0	0	0	14.75	85.25

1 DUPLEX – 51.81% - 2016 Heated Area: 2350 HX Base Yr 2016



1555 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		309,229
TOTAL MARKET OB/XF VALUE		20,183
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		729,412
SOH/AGL Deduction		377,659
ASSESSED VALUE		351,753
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		301,753
TOTAL JUST VALUE		729,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091306	REMODEL	5,000	09/28/2009
20060413	REPAIR/RRF	3,200	03/01/2006
20034297	REMODEL	1,000	12/11/2003
20034217	REMODEL	1,000	12/02/2003
20034218	H/AC	4,000	12/02/2003
19969716	REMODEL	312	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1959/0857	1/24/2015	WD	Q	I	02	300,000
GRANTOR: LINGANE DEBORAH J WIL						
GRANTEE: SANTORO FRANCESCO						
1210/1755	2/26/2004	WD	U	V	07	100
GRANTOR: WILLIAMS DEBORAH J						
GRANTEE: WILLIAMS DEBORAH J						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W5 HXP=[YR=2010] N6 W3 N4 W9 S4 E2 S6 E10$ W24 S39 HXP=[YR=2010] S3 SXR=[YR=2010] W3S3E3N3$ S5 E18 N8 W18 $ E18 S8 E11 N47 $ PTR= E15 APT=[YR=1993] S39 BAL=[YR=2010] S8E33N8 STR=[YR=2010] N22W4 S22E4$ W33$ E29N39 W5 BAL=[YR=2010] N6W6 STR=[YR=2010] N11E14N4W18S15E4$ W4S6E10$ W24$ 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
7	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2015	2015	3	74	6,394	
8	0855	CONC PAVER	0	100	0	0	2,052.00	SF	7.00	7.00	100	2015	2015	3	96	13,789	

LAND DESCRIPTION

TOTAL OB/XF 20,183

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	000800	C	MULTI-FAM	100	0006	R-1	55.00	125.00	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