BLOCK 12 LOT 1
IN OR 2124/98
THE PARK PB 4/28

TIDBALL SHANNON L & ROBERT J
1619 LISA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0012-0010

BUILDING CHARACTERISTICS

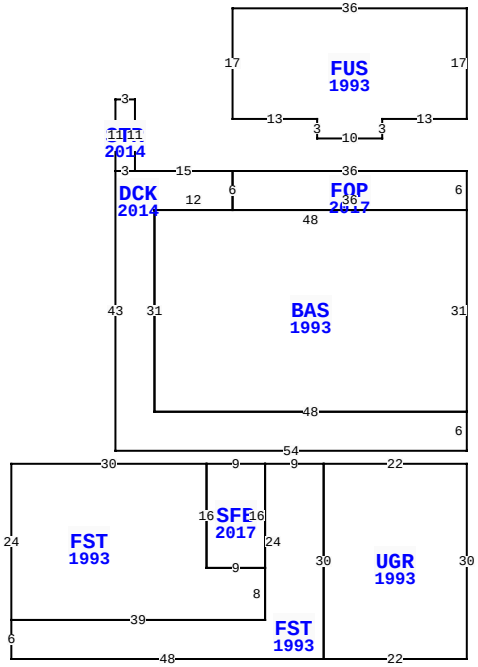
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,488	100	1,488	183,410
DCK	618	10	62	7,642
FOP	216	30	65	8,012
FST	504	55	277	34,142
FST	792	55	436	53,741
FUS	642	100	642	79,132
SFB	144	80	115	14,175
STR	33	10	3	370
UGR	660	45	297	36,608
TOTALS	5,097		3,385	417,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,385	115.9752	137.72	466,182	1979	2000	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2019 Heated Area: 2245 HX Base Yr 2019



1619 LISA AVE, FERNANDINA BEACH

BLD DATE		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		417,233
TOTAL MARKET OB/XF VALUE		2,718
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		819,951
SOH/AGL Deduction		330,251
ASSESSED VALUE		489,700
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		439,700
TOTAL JUST VALUE		819,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172397	REMODEL	23,890	08/07/2017
20101324	H/AC	4,000	08/10/2010
20091424	CHNGE SRVC	2,100	10/19/2009
20033662	REPAIR/RRF	1,000	08/12/2003
20032770	REMODEL	5,000	03/26/2003
20032686	REPAIR/RRF	2,000	03/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2124/0098	5/31/2017	WD	Q	I	02	465,000
GRANTOR: SAVOLDI MARIA						
GRANTEE: TIDBALL SHANNON L &						
1374/1671	12/19/2005	WD	Q	I		410,000
GRANTOR: SAUNDERS JOHN R						
GRANTEE: SAVOLDI MARIA						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W36 S17 E13 S3 E10 N3 E13 N17 $ PTR= S25
FOP=[YR=2017] W36 DCK=[YR=2014] W15 STR=[YR=2014] N11 W3 S11 E3$ W3 S43 E54 N6 BAS=[YR=1993] N31 W48 S31 E48$ W48 N31 E12 N6$ S6 E36 N6$ N25$ PTR= S70 UGR=[YR=1993] W22 FST=[YR=1993] W9 SFB=[YR=2017] W9 FST=[YR=1993] W 30 S24 E39 N8 W9 N16$ S16 E9 N16$ S24 W39 S6 E48 N30 $ S30 E22 N30 $ N70 $.

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
4	0810	CONCRETE A	0	100	0	0	999.00	SF	6.50	6.50	100	1979	1979	3	32.5	2,110	
8	0810	CONCRETE A	0	100	48	6	288.00	SF	6.50	6.50	100	1979	1979	3	32.5	608	

LAND DESCRIPTION

TOTAL OB/XF 2,718

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 01/10/2018 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS