

BLOCK 12 LOT 2
IN OR 2165/1829
THE PARK PB 4/28

LEACH ALLISON
1623 LISA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0012-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																					
Exterior Wall	05	AVERAGE 100	0900	01	3,026	101.4300	120.45	364,482	1982	1995	0	0	0	13.25	86.75	VALUATION BY STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 2023													Tax Group: 2 Tax Dist:																				
Roof Cover	03	COMP SHNGL 100	Heated Area: 2520													BUILDING MARKET VALUE 316,188																				
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 2,529																				
Interior Floo	08	SHT VINYL 80														TOTAL LAND VALUE - MARKET 400,000																				
Interior Floo	14	CARPET 20														TOTAL MARKET VALUE 718,717																				
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 0																				
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 718,717																				
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0																				
Bathrooms	2	100														BASE TAXABLE VALUE 718,717																				
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 718,717																				
Stories	2.	100														NCON VALUE 318,717																				
Units	0	100														INCOME VALUE																				
BUD8 Adjustme	02	DIST FB 100														PREVIOUS YEAR MKT VALUE 556,004																				
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																																
BAS	1,575	100	1,575	164,573																																
DCK	729	10	73	7,628																																
FCP	1,185	25	296	30,929																																
FST	234	55	129	13,479																																
FUS	945	100	945	98,743																																
STR	84	10	8	836																																
TOTALS			4,752	3,026	316,188																															
EXTRA FEATURES			1623 LISA AVE, FERNANDINA BEACH																																	
L N	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080																				
2	0810	CONCRETE A	0	0	0	0	44.00	SF	6.50	6.50	100	1982	1982	3	41	117																				
5	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	1986	1986	3	20	112																				
6	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1986	1986	3	52	216																				
7	1242	WD DECK A	0	0	45	8	360.00	SF	12.50	12.50	100	1990	1990	3	20	900																				
8	1242	WD DECK A	0	0	13	4	52.00	SF	10.00	10.00	100	1990	1990	3	20	104																				
TOTAL OB/XF 2,529																																				
LAND DESCRIPTION																																				
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	0	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																																				