BLOCK 12 LOT 9
THE PARK PB 4 PG 28

MCGOHAN ADVENTURE TRUST/MCGOHAN MICHAEL T TRUSTEE
1733 LISA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0012-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

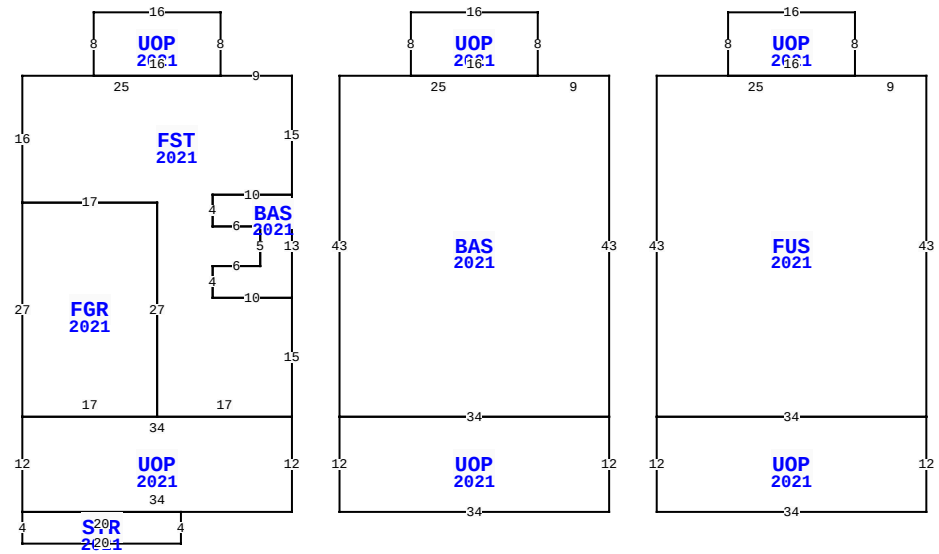
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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	100	100	100	12,413
BAS	1,462	100	1,462	181,480
FGR	459	55	252	31,281
FST	903	55	497	61,693
FUS	1,462	100	1,462	181,480
STR	80	10	8	993
UOP	128	20	26	3,228
UOP	128	20	26	3,228
UOP	128	20	26	3,228
UOP	408	20	82	10,179
TOTALS	6,074		4,105	509,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,105	104.7376	124.38	510,580	2021	2021	0	0	0	0.20	99.80

1 SNGL FAM – 100% - 2022 Heated Area: 3024 HX Base Yr 2022



** This building has 12 Sub-Areas

1733 LISA AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		509,559
TOTAL MARKET OB/XF VALUE		64,075
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		973,634
SOH/AGL Deduction		154,462
ASSESSED VALUE		819,172
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		769,172
TOTAL JUST VALUE		973,634
NCON VALUE		30,865
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211204	SWIM POOL	0	05/20/2021
20200639	NEW CONSTR	0	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/0930	6/18/2020	WD	Q	V	02	230,000
GRANTOR: HULSEY DEWEY H & MARY						
GRANTEE: MCGOHAN ADVENTURE T						
0255/0571	12/01/1977	WD	U	V		5,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2021] W9 UOP=[YR=2021] N8 W16 S8 E16$ W25 S16
FGR=[YR=2021] S27 UOP=[YR=2021] S12 STR=[YR=2021] S4 E20 N4 W20$ E34 N12 W34$ E17 N27 W17$ E17 S27 E17 N15 BAS=[YR=2021] N13 W10 S4 E6 S5 W6 S4 E10$ W10 N4 E6 N5 W6 N4 E10 N15$
PTR=E40 BAS=[YR=2021] W9 UOP=[YR=2021] N8 W16 S8 E16$ W25 S43 UOP=[YR=2021] S12 E34 N12 W34$ E34 N43$ W40$ PTR=E80
FUS=[YR=2021] W9 UOP=[YR=2021] N8 W16 S8 E16$ W25 S43 UOP=[YR=2021] S12 E34 N12 W34$ E34 N43$ W80$.

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	
2	0855	CONC PAVER	0	100	0	0	2,301.00	SF	10.00	10.00	100	2021	2021	3	100	23,010	
3	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00	85.00	100	2022	2022	3	100	27,625	
4	0855	CONC PAVER	0	100	0	0	324.00	SF	10.00	10.00	100	2022	2022	3	100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 64,075

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 07/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS