BLOCK 5 LOT 12
LAKEWOOD #2 PB 5/136

EATON THOMAS & HALEIGH
1561 INVERNESS ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0005-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

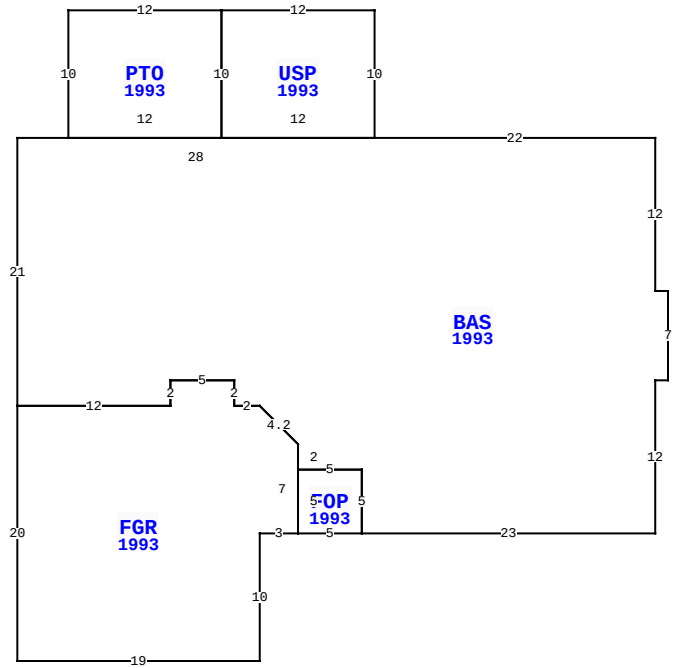
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,307	100	1,307	180,557
FGR	416	55	229	31,636
FOP	25	30	8	1,105
PTO	120	5	6	829
USP	120	30	36	4,973
TOTALS	1,988		1,586	219,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,586	128.1324	160.17	254,030	1987	1995	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2024 Heated Area: 1307 HX Base Yr 2024



1561 INVERNESS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
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		219,101
TOTAL MARKET OB/XF VALUE		1,901
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		396,002
SOH/AGL Deduction		0
ASSESSED VALUE		396,002
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,002
TOTAL JUST VALUE		396,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110876	XFOB	700	06/02/2011
20052523	REPAIR/RRF	2,000	08/25/2005
4369	NEW CONSTR	38,600	06/24/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/335	11/01/2023	WD	Q	I	01	450,000
GRANTOR: HARBISON MICHAEL E &						
GRANTEE: EATON THOMAS & HALE						
2321/0770	11/22/2019	WD	Q	I	02	295,000
GRANTOR: SCAMMELL MARK F & PAN						
GRANTEE: HARBISON MICHAEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N12 W22 USP=[YR=1993] N10 W12 PTO=[YR=1993] W12 S10 E12 N10 $ S10 E12 $ W28 S21 FGR=[YR=1993] S20 E19 N10 E3 FOP=[YR=1993] E5 N5 W5 S5 $ N7 U3 L3 W2 N2 W5 S2 W12$ E12 N2 E5 S2 E2 D3 R3 S2 E5 S5 E23 N12 E1 N7 $.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	21	3	63.00	SF	5.20	5.20	100	1987	1987	3	52	170	
2	0811	CONCRETE B	0	100	40	16	640.00	SF	5.20	5.20	100	1987	1987	3	52	1,731	

LAND DESCRIPTION

TOTAL OB/XF 1,901

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS