

BLOCK 5 LOT 13
IN OR 924/1706
LAKEWOOD #2 PB 5/136

DAIGLE ROBERT R & SUSAN L
1551 INVERNESS RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0005-0130



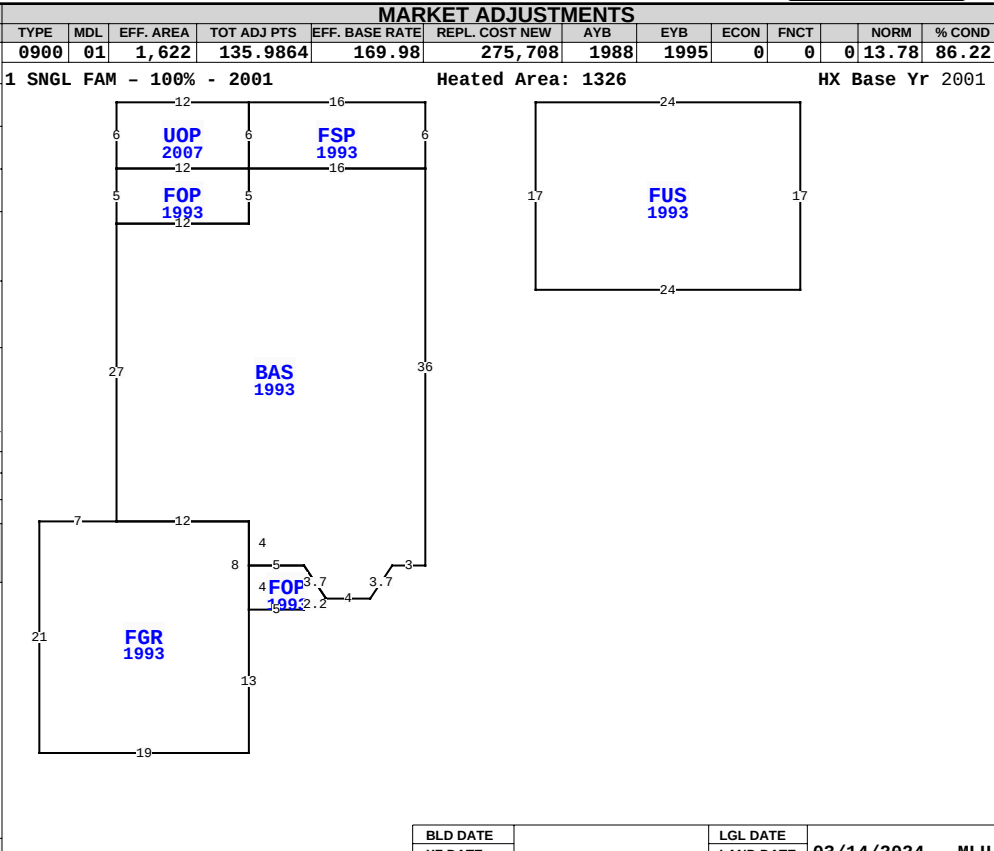
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	918	100	918	134,539
FGR	399	55	219	32,096
FOP	24	30	7	1,026
FOP	60	30	18	2,638
FSP	96	40	38	5,569
FUS	408	100	408	59,795
UOP	72	20	14	2,052
TOTALS	1,977		1,622	237,715

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	39	16	624.00	SF	5.20	
2	0810	CONCRETE A	0 100	0	0	159.00	SF	6.50	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
4	0810	CONCRETE A	0 100	0	0	178.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	0.00	0.00	1.00



1551 INVERNESS RD, FERNANDINA BEACH				XF DATE					LAND DATE		03/14/2024	MLU
				INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
624.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,768			
159.00	SF	6.50	6.50	100	1988	1988	3	54.5	563			
1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280			
178.00	SF	6.50	6.50	100	2000	2000	3	79	914			

TOTAL OB/XF									
4,525									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					237,715				
TOTAL MARKET OB/XF VALUE					4,525				
TOTAL LAND VALUE - MARKET					175,000				
TOTAL MARKET VALUE					417,240				
SOH/AGL Deduction					261,548				
ASSESSED VALUE					155,692				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					105,692				
TOTAL JUST VALUE					417,240				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					361,823				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091010	H/AC	1,700	07/30/2009
20080808	REPAIR/RRF	6,500	05/13/2008
45967	NEW CONSTR	40,000	11/12/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0924/1706	3/20/2000	WD	Q	I		123,500	
GRANTOR:WAGNER RICHARD F & MA							
GRANTEE:DAIGLE ROBERT R & S							
0675/1219	2/18/1993	WD	Q	I		89,000	
GRANTOR:TILL JOHN & CAROL							
GRANTEE:WAGNER RICHARD & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1993] W16 UOP=[YR=2007] W12 S6 FOP=[YR=1993] S5 BAS=[YR=1993] S27 FGR=[YR=1993] W7 S21 E19 N13 FOP=[YR=1993] E5 R2 U1 U3 L2 W5 S4\$ N8 W12\$ E12 S4 E5 R2 D3 E4 U3 R2 E3 N36 W16 S5 W12\$ E12 N5 W12\$ E12 N6\$ S6 E16 N6\$ PTR=E10 FUS=[YR=1993] E24 S17 W24 N17\$ W10\$.									