BLOCK 5 LOT 17
LAKEWOOD #3 PB5/193-194

GANDARA MICHAEL A
1511 INVERNESS ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0005-0170

BUILDING CHARACTERISTICS

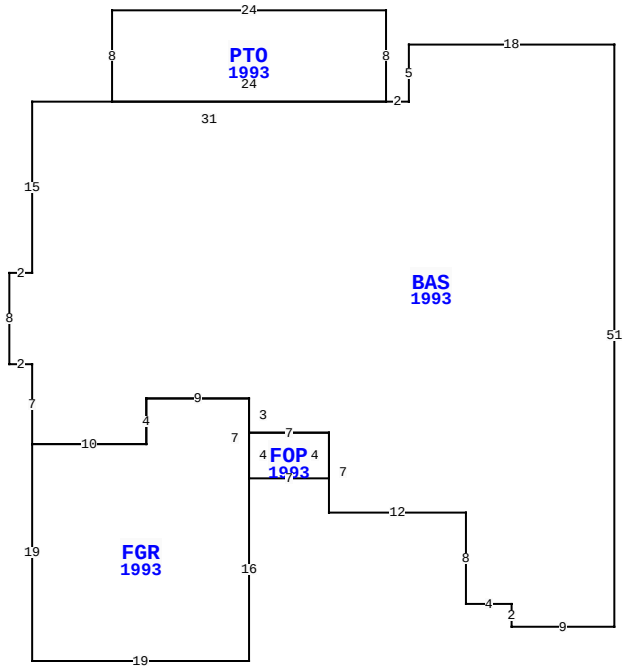
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,865	100	1,865	242,629
FGR	397	55	218	28,361
FOP	28	30	8	1,041
PTO	192	5	10	1,301
TOTALS	2,482		2,101	273,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,101	117.0708	146.34	307,460	1990	2000	0	0	0	11.10	88.90

1 SNGL FAM – 100% - 2023 Heated Area: 1865 HX Base Yr 2023



1511 INVERNESS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		273,332
TOTAL MARKET OB/XF VALUE		4,747
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		453,079
SOH/AGL Deduction		45,162
ASSESSED VALUE		407,917
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		357,917
TOTAL JUST VALUE		453,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121128	ROOF	13,960	06/14/2012
5633	NEW CONSTR	75,775	10/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/0771	8/09/2021	WD	Q	I	01	450,000
GRANTOR: SINKOVITZ RICHARD D &						
GRANTEE: GANDARA MICHAEL A						
2169/0377	1/05/2018	WD	Q	I	01	275,000
GRANTOR: BROCK SCOTT W & VANES						
GRANTEE: SINKOVITZ RICHARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S5 W2 PTO=[YR=1993] N8 W24 S8 E24 $ W31 S15 W2 S8 E2 S7 FGR=[YR=1993] S19 E19 N16 FOP=[YR=1993] E7 N4 W7 S4 $ N7 W9 S4 W10 $ E10 N4 E9 S3 E7 S7 E12 S8 E4 S2 E9 N51 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,367	

LAND DESCRIPTION

TOTAL OB/XF 4,747

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		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 05/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS