

BLOCK 6 LOT 5
IN OR 1050/1790
LAKEWOOD PB 5/112-113

GRIFFITH WILLIAM W & JANNA
1721 INVERNESS RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0006-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	1,428	100	1,428	179,421
FEP	156	80	125	15,706
FGR	432	55	238	29,903
FOP	25	30	8	1,005
TOTALS	2,041		1,799	226,036

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	703.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,799	120.7800	150.98	271,613	1987	1987	0	0	0	16.78
1 SNGL FAM - 100% - 2003 Heated Area: 1428 HX Base Yr 2003											
1721 INVERNESS RD, FERNANDINA BEACH											
BLD DATE: 03/14/2024 MLU											

TOTAL OB/XF											
4,930											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		226,036	
TOTAL MARKET OB/XF VALUE		4,930	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		405,966	
SOH/AGL Deduction		278,269	
ASSESSED VALUE		127,697	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		77,697	
TOTAL JUST VALUE		405,966	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,699	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090637	REPAIR/RRF	4,000	05/26/2009
B990981	ADDITION	14,727	08/03/1999
BP4109	N/A	38,000	01/05/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1050/1790	4/19/2002	WD U	I	I	01
GRANTOR: GRIFFITH WILLIAM W					
GRANTEE: GRIFFITH WILLIAM W					
0514/1079	4/10/1987	WD Q	I		
GRANTOR: ATL BUILDERS INC					
GRANTEE: GRIFFITH WILLIAM W					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W4 N2 W6 S2 W5 FEP=[YR=1999] N12 W13 S12 E13 \$ W36 S33 E24 FOP=[YR=1993] E5 FGR=[YR=1993] E3 S10 E19 N21 W22 S11 \$ N5 W5 S5 \$ N5 E5 N6 E22 N22 \$.											