BLOCK 7 LOT 3
IN OR 1313/311
LAKEWOOD PB 5/112-113

BUTLER JANE
1802 INVERNESS DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0007-0030

BUILDING CHARACTERISTICS

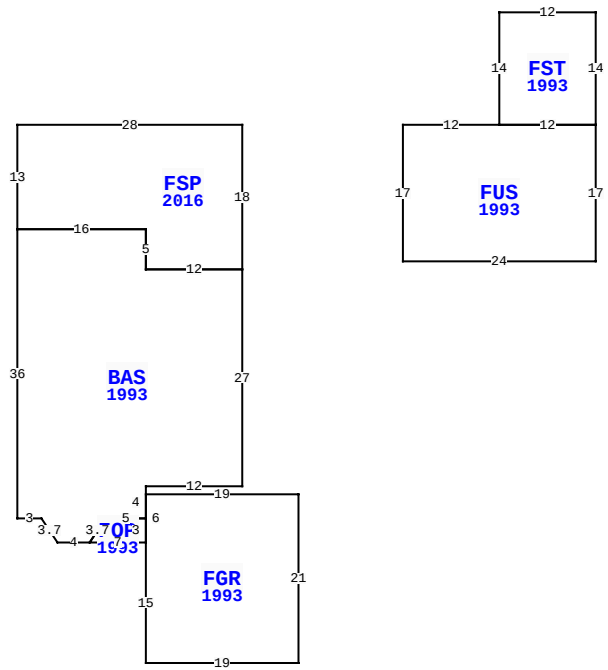
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	122,149
FGR	399	55	219	29,140
FOP	18	30	5	665
FSP	424	40	170	22,620
FST	168	55	92	12,241
FUS	408	100	408	54,289
TOTALS	2,335		1,812	241,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,812	127.3800	159.22	288,507	1987	1987	0	0	0	16.43	83.57

1 SNGL FAM – 100% - 2006 Heated Area: 1326 HX Base Yr 2006



1802 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		241,105
TOTAL MARKET OB/XF VALUE		3,230
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		419,335
SOH/AGL Deduction		239,297
ASSESSED VALUE		180,038
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		125,038
TOTAL JUST VALUE		419,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152732	SCRNENC	9,505	11/23/2015
20053094	REPAIR/RRF	2,000	11/30/2005
BP4107	N/A	40,900	01/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1313/0311	4/28/2005	WD	Q	I		200,000
GRANTOR: LINCOLN WILLIAM M						
GRANTEE: BUTLER RICHARD J &						
0976/1681	3/20/2001	WD	Q	I		134,400
GRANTOR: HEPKE BRIAN W						
GRANTEE: LINCOLN WILLIAM M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W28 S13 BAS=[YR=1993] S36 E3 D3 R2 E4
FOP=[YR=1993] E7 FGR=[YR=1993] S15E19 N21W19 S6$ N3 W5 L2 D3
$ R2 U3 E5 N4 E12 N27 W12 N5 W16$ E16 S5 E12 N18 $ PTR = E20
FUS=[YR=1993] E12 FST=[YR=1993] N14 E12 S14 W12 $ E12 S17 W24
N17 $ W20 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0811	CONCRETE B	0	100	39	16	657.00	SF	5.20	5.20	100	1987	1987	3	52	1,777	
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1987	1987	3	52	213	

LAND DESCRIPTION

TOTAL OB/XF 3,230

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS