BLOCK 7 LOT 4
IN OR 1343/93
LAKEWOOD PB 5/112-113

BOWEN MATTHEW WADE
1712 INVERNESS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

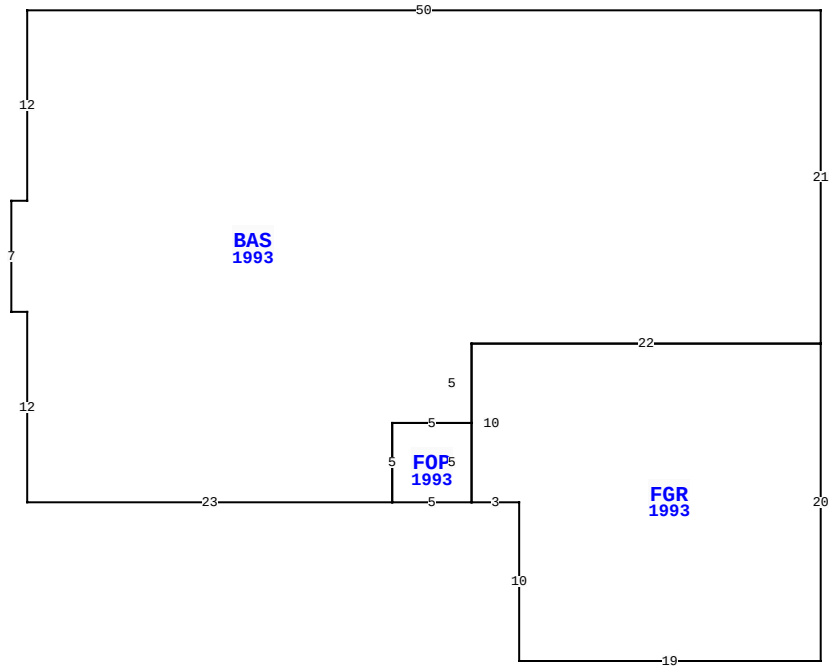
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1,312	168,993
FGR	410	55	226	29,110
FOP	25	30	8	1,031
TOTALS	1,747		1,546	199,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,546	125.6640	157.08	242,846	1987	1987	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2006 Heated Area: 1312 HX Base Yr 2006



1712 INVERNESS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,134
TOTAL MARKET OB/XF VALUE		4,757
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		378,891
SOH/AGL Deduction		214,812
ASSESSED VALUE		164,079
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,079
TOTAL JUST VALUE		378,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070502	REPAIR/RRF	2,300	03/26/2007
BP4125	N/A	0	01/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0093	8/18/2005	QC	U	I	01	100
GRANTOR: BOWEN MATTHEW W & LAU						
GRANTEE: BOWEN MATTHEW WADE						
1146/1045	6/19/2003	WD	Q	I		130,000
GRANTOR: HOETZLEIN SUSAN & TIM						
GRANTEE: BOWEN MATTHEW W & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S12 W1 S7 E1 S12 E23 FOP=[YR=1993] E5
FGR=[YR=1993] E3 S10 E19 N20 W22 S10$ N5W5 S5$ N5 E5 N5E22
N21$.

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	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	100	1987	1987	3	52	1,644	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1987	1987	3	52	223	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
4	0755	FSP	0	100	10	8	80.00	SF	20.00	20.00	100	1992	1992	3	20	320	
5	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1997	1997	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 4,757

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS