BLOCK 9 LOT 1 & E 2' OF LOT 2
IN OR 1806/795
LAKEWOOD #2 PB 5/136

POTTER DARYL J
1612 INVERNESS RD
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-143A-0009-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

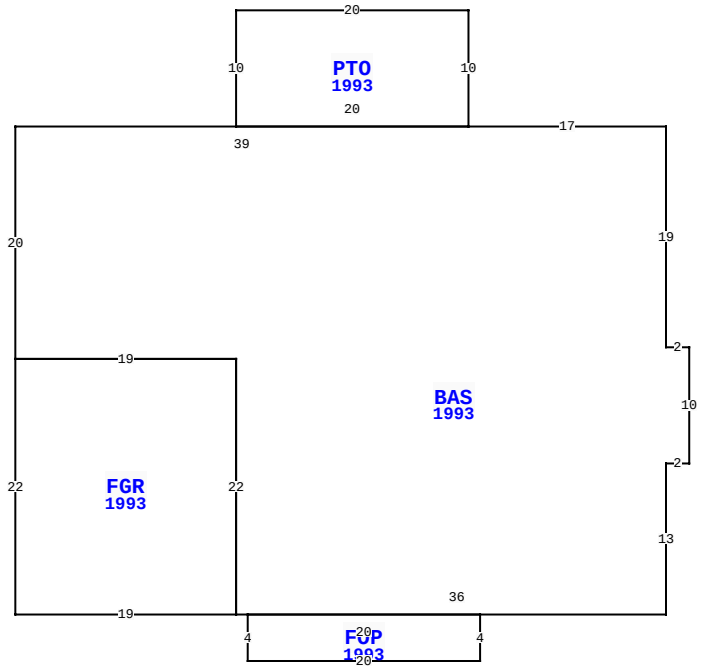
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,954 | 100 | 1,954 | 245,414 |
| FGR | 418 | 55 | 230 | 28,887 |
| FOP | 80 | 30 | 24 | 3,014 |
| PTO | 200 | 5 | 10 | 1,256 |
| TOTALS | 2,652 | | 2,218 | 278,571 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,218 | 120.7360 | 150.92 | 334,741 | 1987 | 1987 | 0 | 0 | 0 | 16.78 | 83.22 |

1 SNGL FAM – 100% - 2013 Heated Area: 1954 HX Base Yr 2013




1612 INVERNESS RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/03/2008 DJ | 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 | | 278,571 |
| TOTAL MARKET OB/XF VALUE | | 4,149 |
| TOTAL LAND VALUE - MARKET | | 175,000 |
| TOTAL MARKET VALUE | | 457,720 |
| SOH/AGL Deduction | | 263,268 |
| ASSESSED VALUE | | 194,452 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 144,452 |
| TOTAL JUST VALUE | | 457,720 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 400,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20052638 | REPAIR/RRF | 2,000 | 09/13/2005 |
| 4370 | NEW CONSTR | 40,000 | 06/25/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1806/0795 | 7/09/2012 | WD | Q | I | 01 | 163,000 |
| GRANTOR: HENDRICKSON DALE & TH | | | | | | |
| GRANTEE: POTTER DARYL J | | | | | | |
| 1401/0180 | 4/03/2006 | WD | U | I | 07 | 270,000 |
| GRANTOR: BERNHARD STEVEN & PHY | | | | | | |
| GRANTEE: HENDRICKSON DALE & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W17 PTO=[YR=1993] N10 W20 S10 E20 $ W39 S20
FGR=[YR=1993] S22 E19 N22 W19 $ E19 S22 E1 FOP=[YR=1993] S4
E20 N4 W20 $ E36 N13 E2 N10 W2 N19 $.

## 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 | 0 | 0 | 705.00 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 52 | 1,906 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 9 | 3 | 27.00 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 52 | 73 | |
| 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,149

| 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