BLOCK 9 LOT 2 (EX E'LY 2 FT)
IN OR 2089/1079
LAKEWOOD #2 PB 5/136

HUBEN JEFFREY P & ASHLEY C
2205 ASHLEY CT
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-143A-0009-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

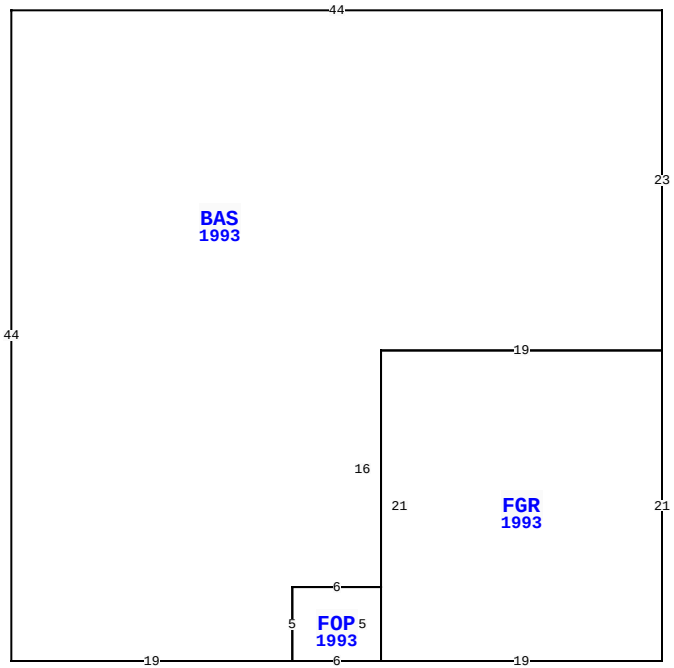
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 | 1,507 | 100 | 1,507 | 203,552 |
| FGR | 399 | 55 | 219 | 29,580 |
| FOP | 30 | 30 | 9 | 1,216 |
| TOTALS | 1,936 | | 1,735 | 234,349 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,735 | 125.4000 | 156.75 | 271,961 | 1988 | 1995 | 0 | 0 | 0 | 13.83 | 86.17 |

1 SNGL FAM – 0% - 2023 Heated Area: 1507 HX Base Yr




1602 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 | 234,349 |
| TOTAL MARKET OB/XF VALUE | 7,251 |
| TOTAL LAND VALUE - MARKET | 175,000 |
| TOTAL MARKET VALUE | 416,600 |
| SOH/AGL Deduction | 19,071 |
| ASSESSED VALUE | 397,529 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 397,529 |
| TOTAL JUST VALUE | 416,600 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 361,390 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20052990 | REPAIR/RRF | 2,000 | 11/10/2005 |
| 4621 | NEW CONSTR | 40,000 | 01/05/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2089/1079 | 12/16/2016 | WD | Q | I | 01 | 225,000 |
| GRANTOR: REMUS RODNEY ZAINE | | | | | | |
| GRANTEE: HUBEN JEFFREY P & A | | | | | | |
| 1337/0832 | 8/01/2005 | WD | U | I | 07 | 100 |
| GRANTOR: REICHLE DAMON L & AZD | | | | | | |
| GRANTEE: REMUS RODNEY ZAINE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W44 S44 E19 FOP=[YR=1993] E6 FGR=[YR=1993] E19N21 W19 S21$ N5 W6 S5$ N5 E6 N16 E19 N23$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 8 | 3 | 24.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 54.5 | 85 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 38 | 16 | 608.00 | SF | 5.20 | 5.20 | 100 | 1988 | 1988 | 3 | 54.5 | 1,723 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 20 | 10 | 200.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 54.5 | 709 | |
| 4 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 64 | 2,240 | |
| 5 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 666.00 | SF | 5.20 | 5.20 | 100 | 1996 | 1996 | 3 | 72 | 2,494 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,251

| 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 | 0 | | 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 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS