



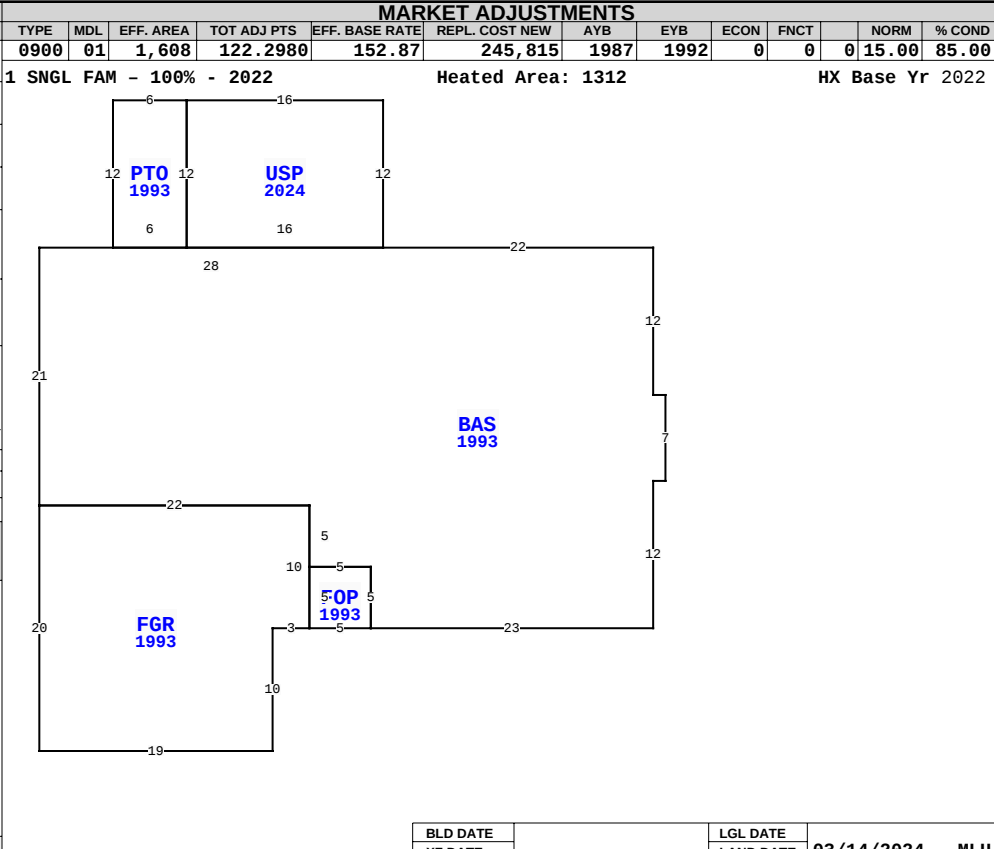
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD 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	170,480
FGR	410	55	226	29,367
FOP	25	30	8	1,040
PTO	72	5	4	519
USP	192	30	58	7,536
TOTALS	2,011		1,608	208,943

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	650.00	SF	5.20	5.20	
2	0811	CONCRETE B	0	100	18	3	54.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	



1562 INVERNESS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					208,943				
TOTAL MARKET OB/XF VALUE					1,904				
TOTAL LAND VALUE - MARKET					175,000				
TOTAL MARKET VALUE					385,847				
SOH/AGL Deduction					69,717				
ASSESSED VALUE					316,130				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					266,130				
TOTAL JUST VALUE					385,847				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					331,079				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230211	REPLACE USP		04/20/2023
20080728	REPAIR/RRF	7,800	05/01/2008
4362	NEW CONSTR	39,600	06/22/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2464/0190	5/17/2021	WD	Q	I	01	410,000	
GRANTOR: TERRY SAMUEL B & TIFF							
GRANTEE: COLTON JAMES K & CA							
1664/0793	2/23/2010	WD	U	I	30	160,350	
GRANTOR: TERRY DAVID BRIAN & S							
GRANTEE: TERRY SAMUEL B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W1 N12 W22 W28 S21 E22 S5 E5 S5 E23 N12 E1 N7 \$									
FGR=[YR=1993;ORIG=-51,9] S20 E19 N10 E3 N10 W22 \$									
PTO=[YR=1993;ORIG=-39,-12] W6 N12 E6 S12 \$									
FOP=[YR=1993;ORIG=-29,19] E5 N5 W5 S5 \$									
USP=[YR=2024;ORIG=-39,-12] E16 N12 W16 S12 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	0.00	0.00	1.00