BLOCK 9 LOT 5
IN OR 2051/85
LAKEWOOD #2 PB 5/136

BIMBO FRANK/OLAUSON DEBORAH
1542 INVERNESS RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0009-0050

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 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

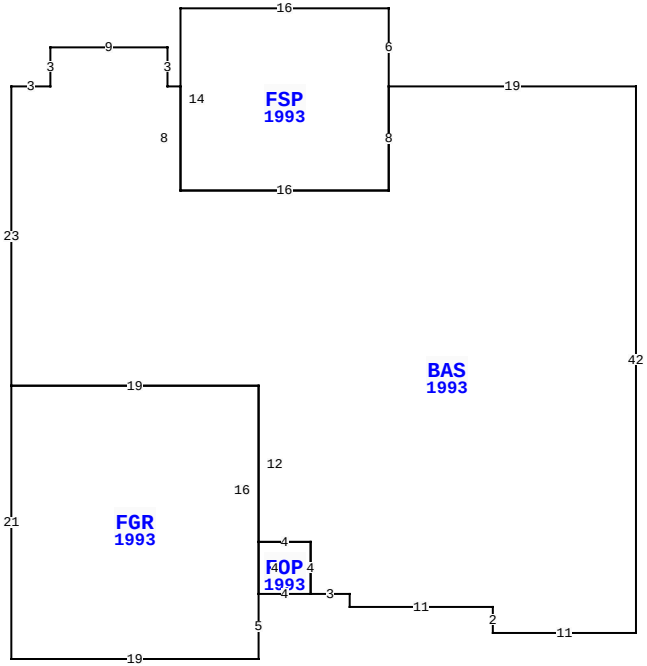
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1,495	188,585
FGR	399	55	219	27,626
FOP	16	30	5	631
FSP	224	40	90	11,353
TOTALS	2,134		1,809	228,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,809	120.7800	150.98	273,123	1988	1988	0	0	0	16.45	83.55

1 SNGL FAM – 100% - 2017 Heated Area: 1495 HX Base Yr 2017



1542 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		228,194
TOTAL MARKET OB/XF VALUE		1,872
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		405,066
SOH/AGL Deduction		191,738
ASSESSED VALUE		213,328
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,328
TOTAL JUST VALUE		405,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090319	REPAIR/RRF	4,000	03/12/2009
B0040165	REMODEL	5,000	01/27/2004
4589	NEW CONSTR	38,000	12/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2051/0085	6/06/2016	WD	Q	I	01	220,000
GRANTOR: PURSER JEFF &						
GRANTEE: BIMBO FRANK & DEBOR						
1621/0844	5/27/2009	QC	U	I	11	100
GRANTOR: PURSER AARON & VIVIAN						
GRANTEE: PURSER JEFF & VICKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] N6 W16 S14 E16 N8$S8 W16 N8 W1 N3 W9 S3 W3 S23 FGR=[YR=1993] S21 E19 N5 FOP=[YR=1993] E4 N4 W4 S4$ N16 W19$ E19 S12 E4 S4 E3 S1E11 S2 E11 N42$.

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	100	14	3	42.00	SF	6.50	6.50	100	1988	1988	3	54.5	149	
2	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,723	

LAND DESCRIPTION

TOTAL OB/XF 1,872

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