BLOCK 9 LOT 7
IN OR 1014/1905
LAKEWOOD #3 PB5/193-194

RASER WILLIAM J/LAINE LINDA J
1522 INVERNESS RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0009-0070

BUILDING CHARACTERISTICS

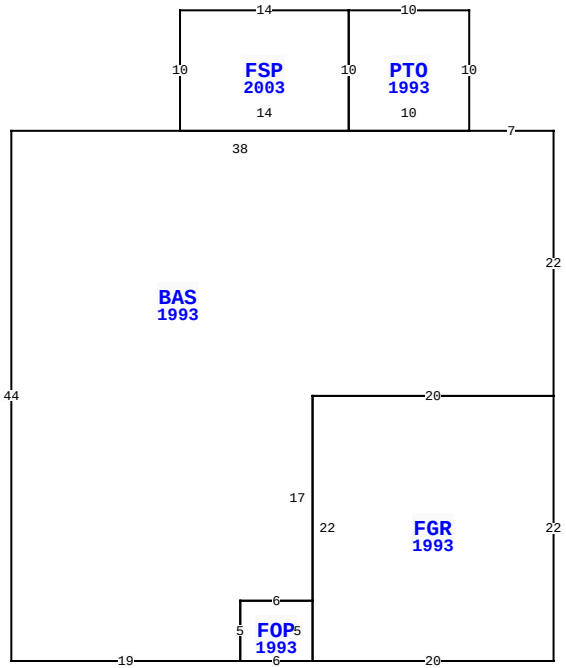
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,510	100	1,510	193,241
FGR	440	55	242	30,970
FOP	30	30	9	1,152
FSP	140	40	56	7,167
PTO	100	5	5	640
TOTALS	2,220		1,822	233,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,822	121.8800	152.35	277,582	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2002 Heated Area: 1510 HX Base Yr 2002



1522 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		233,169
TOTAL MARKET OB/XF VALUE		4,450
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		412,619
SOH/AGL Deduction		235,737
ASSESSED VALUE		176,882
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,882
TOTAL JUST VALUE		412,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070059	REPAIR/RRF	6,200	01/12/2007
B033598	ADDITION	7,000	08/01/2003
5411	NEW CONSTR	67,550	06/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1014/1905	10/22/2001	WD	Q	I		142,900
GRANTOR: LEBLANC JAMES A & CHR						
GRANTEE: RASER WILLIAM J & L						
0702/1220	4/18/1994	WD	Q	I		89,900
GRANTOR: HUGHES JOSEPH A & MAR						
GRANTEE: LEBLANC JAMES A & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N10 W10 FSP=[YR=2003] W14 S10 E14 N10 $ S10 E10 $ W38 S44 E19 FOP=[YR=1993] E6 FGR=[YR=1993] E20 N22 W20 S22 $ N5 W6 S5 $ N5 E6 N17 E20 N22 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20	5.20	100	1989	1989	3	57	2,140	

LAND DESCRIPTION

TOTAL OB/XF 4,450

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