

LOT 17
IN OR 693 PG 1542
LAKEWOOD #4 PB 5/245

CYR PAUL J & CATHY J
2112 INVERNESS ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0017-0000



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 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

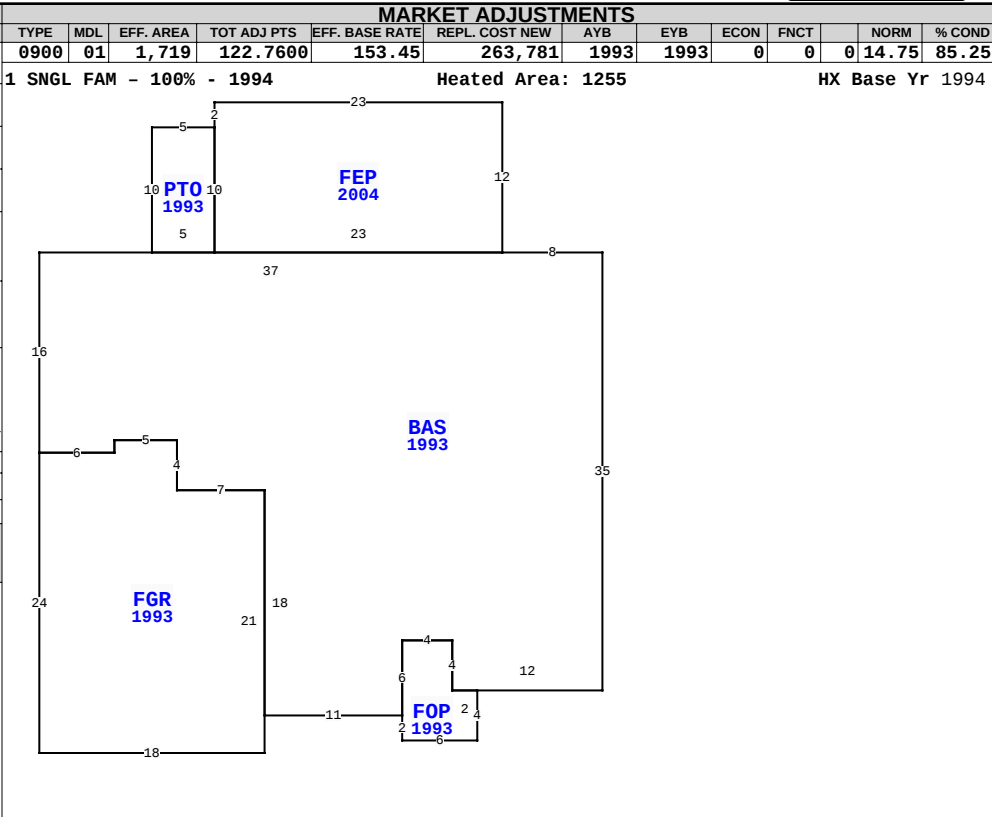
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1,255	164,174
FEP	276	80	221	28,910
FGR	416	55	229	29,957
FOP	40	30	12	1,569
PTO	50	5	2	262

TOTALS	2,037		1,719	224,873
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	8	17	136.00	SF	6.50	6.50	
5	0855	CONC PAVER	0	100	0	0	666.00	SF	7.00	7.00	
6	0476	VF 6 SBPL	0	100	0	0	211.00	LF	16.00	16.00	
7	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	
8	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	

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



2112 INVERNESS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
14,391											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						224,873					
TOTAL MARKET OB/XF VALUE						14,391					
TOTAL LAND VALUE - MARKET						175,000					
TOTAL MARKET VALUE						414,264					
SOH/AGL Deduction						276,952					
ASSESSED VALUE						137,312					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						87,312					
TOTAL JUST VALUE						414,264					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						359,585					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121661	STAL	13,500	08/14/2012
20100046	REPAIR/RRF	1,290	01/13/2010
20090735	REPAIR/RRF	3,689	06/11/2009
20090386	REPAIR/RRF	6,000	03/27/2009
B0040471	ADDITION	20,000	03/11/2004
B034077	REMODEL	2,000	10/30/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0693/1542	12/08/1993	WD	Q	I		85,200	
GRANTOR: ATLANTIC BUILDERS							
GRANTEE: CYR PAUL & CATHY							
0679/0208	4/16/1993	WD	U	V	09	58,000	
GRANTOR: SADLER DEV COMPANY							
GRANTEE: ATLANTIC BUILDERS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 FEP=[YR=2004] N12 W23 S2 PTO=[YR=1993] W5 S10 E5 N10 \$ S10 E23\$ W37 S16 FGR=[YR=1993] S24 E18 N21 W7 N4 W5 S1 W6 \$ E6 N1 E5 S4 E7 S18 E11 FOP=[YR=1993] S2 E6 N4 W2 N4 W4 S6\$ N6 E4 S4 E12 N35\$.											