LOT 19
LAKEWOOD #4 PB 5/245

WATERS JONATHAN & LAURA
741 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

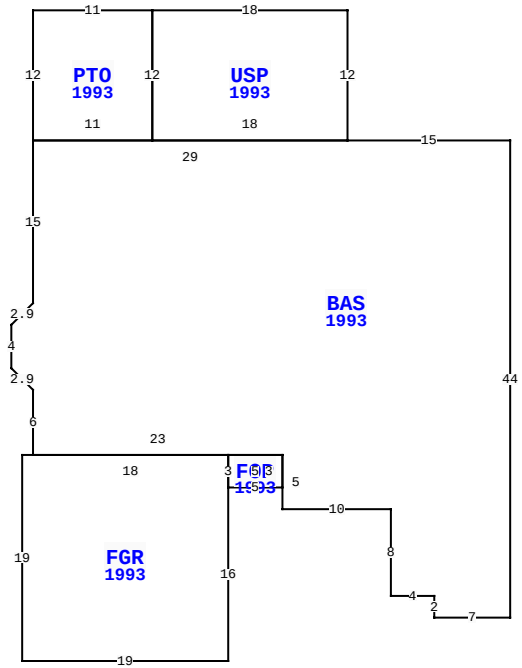
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,495	100	1,495	189,232
FGR	361	55	199	25,189
FOP	15	30	4	507
PTO	132	5	7	886
USP	216	30	65	8,228
TOTALS	2,219		1,770	224,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,770	120.1200	150.15	265,766	1990	1990	0	0	0	15.70	84.30

1 SNGL FAM – 0% - 2024 Heated Area: 1495 HX Base Yr



2132 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	224,041
TOTAL MARKET OB/XF VALUE	2,172
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	401,213
SOH/AGL Deduction	0
ASSESSED VALUE	401,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,213
TOTAL JUST VALUE	401,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0112	Kitchen remodelin	25,000	03/14/2024
20121186	AC	4,180	06/20/2012
20053243	REPAIR/RRF	2,000	12/27/2005
5710	NEW CONSTR	68,075	12/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/122	12/18/2023	WD	Q	I	01	440,500
GRANTOR: SCHWARTZ MARY K						
GRANTEE: WATERS JONATHAN & L						
2274/1379	5/13/2019	WD	U	I	30	277,100
GRANTOR: WALDRIP CHARLES T & L						
GRANTEE: SCHWARTZ MARY K & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 USP=[YR=1993] N12 W18 PTO=[YR=1993] W11 S12 E11 N12$ S12 E18$ W29 S15 L2 D2 S4 D2 R2 S6 FGR=[YR=1993] W1 S19 E19 N16 FOP=[YR=1993] E5 N3 W5 S3$ N3 W18$ E23 S5 E10 S8 E4 S2 E7 N44$.

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	0811	CONCRETE B	0	0	0	0	702.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,172	

LAND DESCRIPTION

TOTAL OB/XF 2,172

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS