LOT 30
IN OR 2489/1088
LAKEWOOD #4 PB 5/245

2408 INVERNESS LLC
24 S 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0030-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

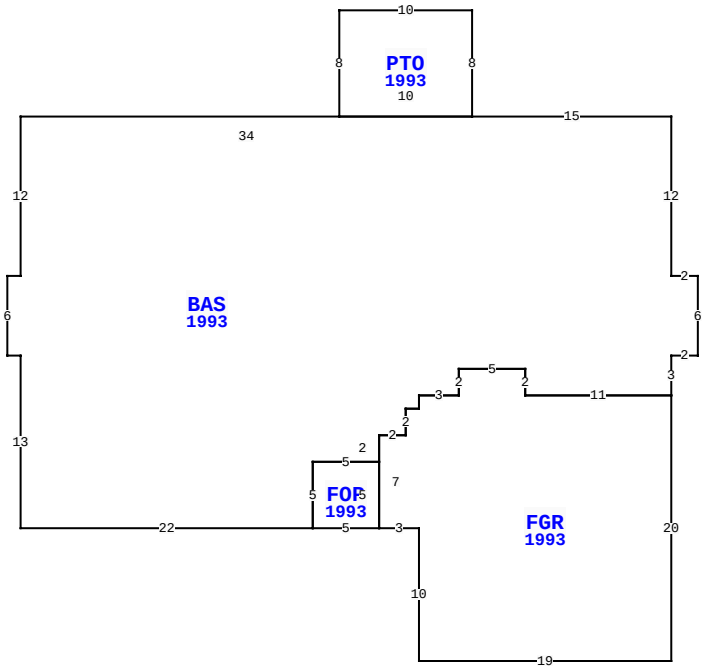
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,289	100	1,289	176,090
FGR	413	55	227	31,010
FOP	25	30	8	1,092
PTO	80	5	4	547
TOTALS	1,807		1,528	208,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,528	124.5420	155.68	237,879	1993	1998	0	0	0	12.25	87.75

1 SNGL FAM – 0% - 0 Heated Area: 1289 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

2408 INVERNESS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	208,739
TOTAL MARKET OB/XF VALUE	2,404
TOTAL LAND VALUE - MARKET	192,500
TOTAL MARKET VALUE	403,643
SOH/AGL Deduction	24,253
ASSESSED VALUE	379,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,390
TOTAL JUST VALUE	403,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7718	NEW CONSTR	63,525	05/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2489/1088	8/19/2021	SW	U	I	11	100
GRANTOR: ANDERSON JON MICHAEL						
GRANTEE: 2408 INVERNESS LLC						
2073/1656	9/02/2016	SW	U	I	12	163,000
GRANTOR: GSMPS MORTGAGE LOAN T						
GRANTEE: ANDERSON JON MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N8 W10 S8 E10$ W34S12 W1 S6 E1 S13 E22 FOP=[YR=1993] E5 FGR=[YR=1993] E3 S10 E19 N20 W11 N2 W5 S2 W3 S1 W1 S2 W2 S7$ N5 W5 S5$ N5 E5 N2 E2 N2 E1 N1 E3 N2 E5 S2 E11 N3 E2 N6 W2 N12$.

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	39	16	624.00	SF	5.20	5.20	100	1993	1993	3	66	2,142	
2	0810	CONCRETE A	0	0	0	0	61.00	SF	6.50	6.50	100	1993	1993	3	66	262	

LAND DESCRIPTION

TOTAL OB/XF 2,404

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	000134	C	SFR POND	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	175,000.00	192,500.00	192,500							

REVIEW DATE 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 192,500 Market: 0 Agricultural: 0 Common: 192,500 PRINTED 08/06/2024 BY SYS