LOT 33
LAKEWOOD #4 PB 5/245

EASTMAN REVOCABLE TRUST/EASTMAN GERALD L TRUSTEE
96461 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

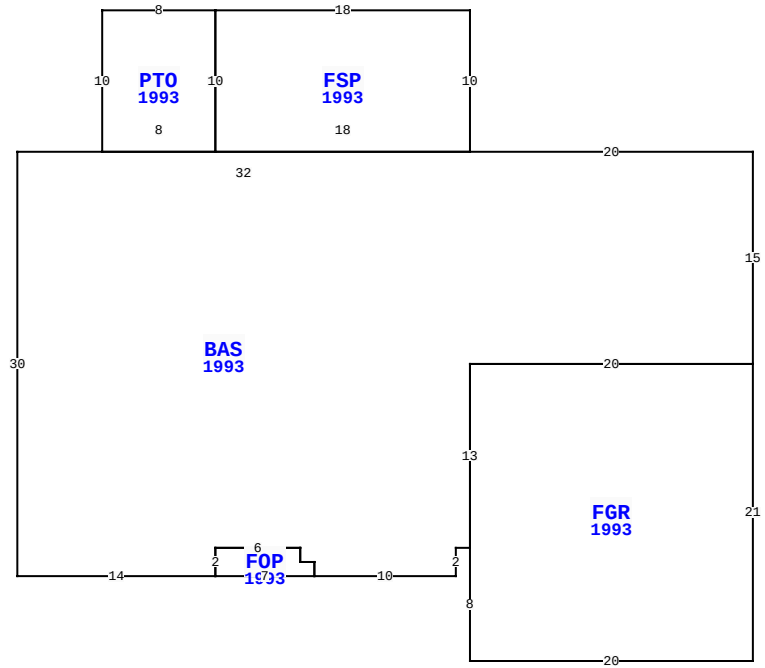
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,245	100	1,245	163,747
FGR	420	55	231	30,382
FOP	13	30	4	526
FSP	180	40	72	9,470
PTO	80	5	4	526
TOTALS	1,938		1,556	204,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,556	123.4200	154.28	240,060	1993	1993	0	0	0	14.75	85.25

1 SNGL FAM – 0% - 0 Heated Area: 1245 HX Base Yr



2338 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	204,651
TOTAL MARKET OB/XF VALUE	3,239
TOTAL LAND VALUE - MARKET	192,500
TOTAL MARKET VALUE	400,390
SOH/AGL Deduction	88,792
ASSESSED VALUE	311,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,598
TOTAL JUST VALUE	400,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122440	H/AC	3,979	12/05/2012
7417	NEW CONSTR	58,135	11/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1505	5/29/2019	WD	U	I	11	100
GRANTOR: EASTMAN GERALD L & DE						
GRANTEE: EASTMAN REVOCABLE T						
1825/1559	10/09/2012	WD	Q	I	02	140,000
GRANTOR: BEARD LORI						
GRANTEE: EASTMAN GERALD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] N10 W18 PTO=[YR=1993] W8 S10E8 N10$ S10 E18$ W32 S30 E14 FOP=[YR=1993] E7 N1 W1 N1 W6 S2$ N2 E6 S1 E1 S1 E10 N2 E1 FGR=[YR=1993] S8 E20 N21 W20 S13$ N13 E20 N15$.

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	618.00	SF	5.20	5.20	100	1993	1993	3	66	2,121	
2	0810	CONCRETE A	0	0	0	0	86.00	SF	6.50	6.50	100	1993	1993	3	66	369	
3	0300	BOAT DCK W	0	0	0	0	72.00	SF	40.00	40.00	100	1998	1998	3	26	749	

LAND DESCRIPTION

TOTAL OB/XF 3,239

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 192,500 Market: 0 Agricultural: 0 Common: 192,500 PRINTED 08/06/2024 BY SYS