

LOT 34
IN OR 1944/696
LAKEWOOD #4 PB 5/245

GREEN GERALD R & CAROL A
2328 INVERNESS DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0034-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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		

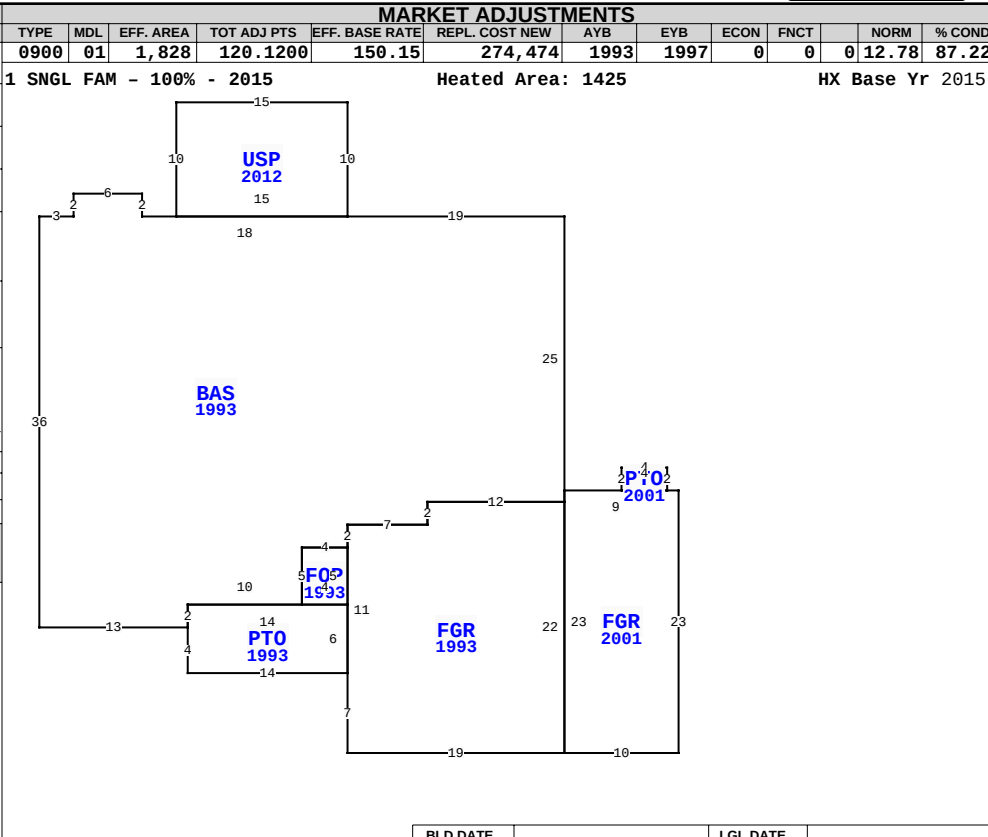
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1,425	186,619
FGR	404	55	222	29,073
FGR	230	55	126	16,501
FOP	20	30	6	786
PTO	84	5	4	524
PTO	8	5	0	0
USP	150	30	45	5,893
TOTALS	2,321		1,828	239,396

EXTRA FEATURES	
L N	OB/XF CODE

L N	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	100	0	0	634.00	SF	5.20	5.20	100	1993	1993	3	66	2,176	
2	0810	CONCRETE A	0	100	0	0	56.00	SF	6.50	6.50	100	1993	1993	3	66	240	
3	0810	CONCRETE A	0	100	0	0	269.00	SF	6.50	6.50	100	2001	2001	3	80	1,399	

LAND DESCRIPTION	
L N	USE CODE
1	000134

REVIEW DATE	01/14/2021	BY	TWA
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2328 INVERNESS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		3,815
L N	USE CODE	CLS
1	000134	C

LAND DESCRIPTION	
L N	USE CODE
1	000134

REVIEW DATE	01/14/2021	BY	TWA
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Total Acres:	0.00	Total Land Value:	192,500	Market:	0	Agricultural:	0	Common:	192,500
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		239,396
TOTAL MARKET OB/XF VALUE		3,815
TOTAL LAND VALUE - MARKET		192,500
TOTAL MARKET VALUE		435,711
SOH/AGL Deduction		232,909
ASSESSED VALUE		202,802
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,802
TOTAL JUST VALUE		435,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B011770	ADDITION	13,000	08/16/2001
7817	ADDITION	1,574	07/19/1993
7644	NEW CONSTR	69,615	04/13/1993

SALES DATA	
OFF RECORD Number	DATE
1944/0696	10/22/2014
GRANTOR: FEDERAL HOME LOAN MOR	
GRANTEE: GREEN GERALD R & CA	
1944/0694	5/29/2014
GRANTOR: CITIMORTGAGE INC	
GRANTEE: FEDERAL HOME LOAN M	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W19 USP=[YR=2012] N10 W15 S10 E15\$ W18 N2 W6 S2	
W3 S36 E13 PTO=[YR=1993] S4E14 FGR=[YR=1993] S7 E19	
FGR=[YR=2001] E10 N23 W1 PTO=[YR=2001] N2 W4 S2 E4 \$ W9 S23	
\$ N22 W12 S2 W7 S2 FOP=[YR=1993] W4 S5 E4 N5\$ S11\$ N6 W14	
S2\$ N2 E10 N5 E4 N2 E7 N2 E12 N25\$.	

OTHER ADJUSTMENTS AND NOTES	
YEAR	DENSITY
DECL	FRZ
YR	CONSRV

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