

LOT 35
IN OR 2144/1602
LAKEWOOD #4 PB 5/245

MARTIN LUCIA
2318 INVERNESS RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0035-0000



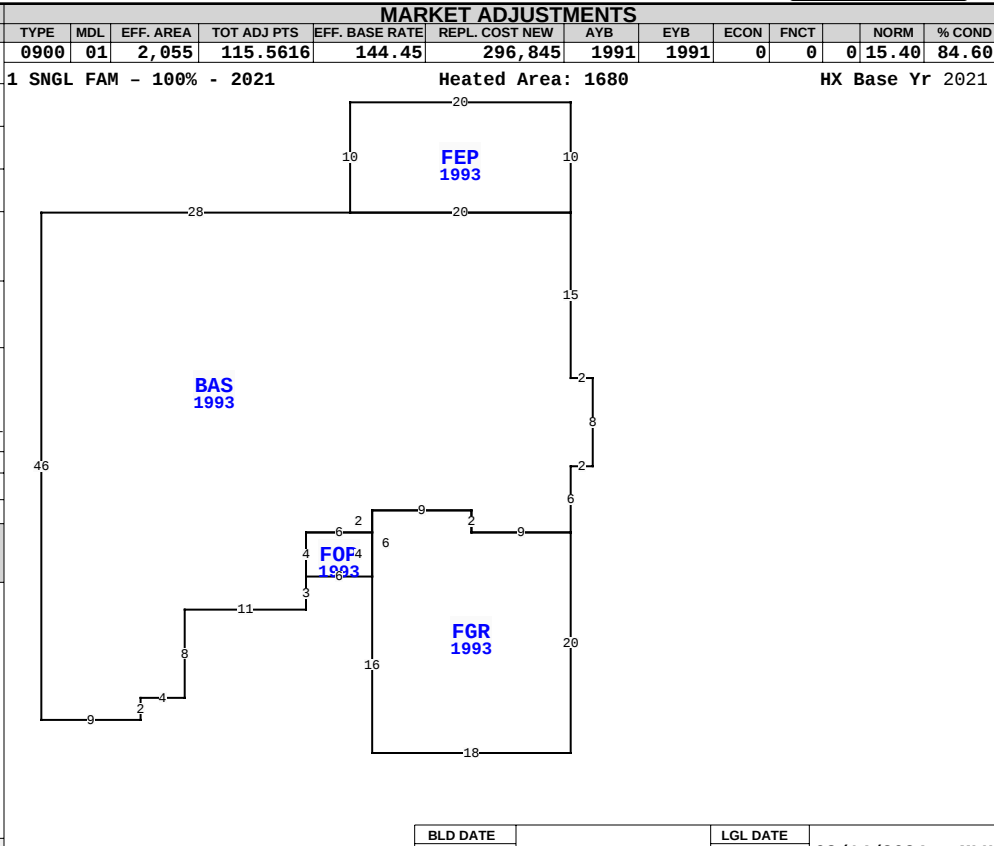
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,680	100	1,680	205,304
FEP	200	80	160	19,553
FGR	378	55	208	25,419
FOP	24	30	7	855
TOTALS	2,282		2,055	251,131

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	100	0	891.00	SF	5.20	5.20
3	0940	SHEDS/PORT	0	100	10	40.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		R-1	0.00	0.00	1.00



2318 INVERNESS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	251,131		
TOTAL MARKET OB/XF VALUE	5,563		
TOTAL LAND VALUE - MARKET	192,500		
TOTAL MARKET VALUE	449,194		
SOH/AGL Deduction	220,759		
ASSESSED VALUE	228,435		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	173,435		
TOTAL JUST VALUE	449,194		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	388,150		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051178	REPAIR/RRF	2,400	02/04/2005
7407	REMODEL	700	10/30/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2144/1602	8/31/2017	WD	Q	I	01
GRANTOR: ROLAND BILLY G & DEBO					SALE PRICE
GRANTEE: MARTIN LUCIA & RICH					
1405/0200	4/18/2006	WD	Q	I	
GRANTOR: NORRIS ROYCE & EMMA S					284,900
GRANTEE: ROLAND BILLY G & DE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=1993] W20 S10 BAS=[YR=1993] W28 S46 E9 N2 E4 N8 E11 N3 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E18 N20 W9 N2 W9 S6 \$ N4 W6 S4 \$ N4 E6 N2 E9 S2 E9 N6 E2 N8 W2 N15 W20 \$ E20 N10 \$									