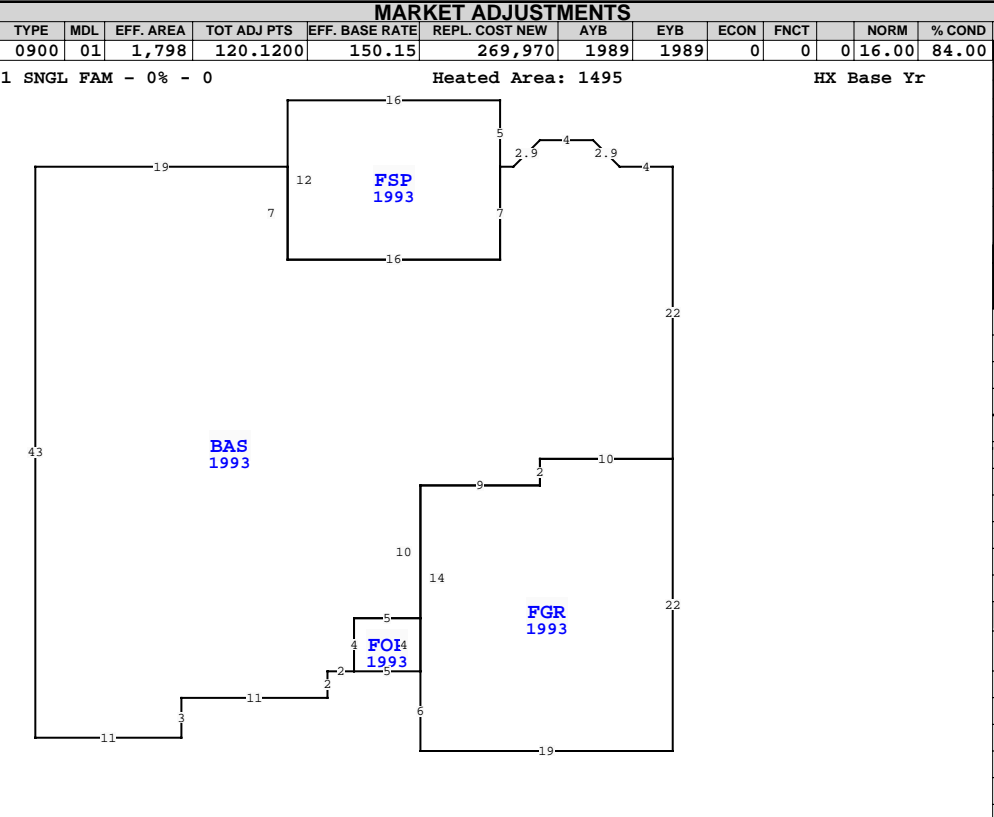


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR 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	1,495	100	1,495	188,558
FGR	400	55	220	27,748
FOP	20	30	6	757
FSP	192	40	77	9,712
TOTALS	2,107		1,798	226,775

2308 INVERNESS RD, FERNANDINA BEACH

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

EXTRA FEATURES		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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	0	0	0	718.00	SF	5.20	5.20	100	1989	1989	3	57	2,128	

TOTAL OB/XF 4,438

LAND DESCRIPTION		CLAS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			226,775
TOTAL MARKET OB/XF VALUE			4,438
TOTAL LAND VALUE - MARKET			192,500
TOTAL MARKET VALUE			423,713
SOH/AGL Deduction			23,530
ASSESSED VALUE			400,183
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			400,183
TOTAL JUST VALUE			423,713
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101297	REPAIR/RRF	5,700	08/05/2010
5505	NEW CONSTR	66,120	08/02/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1740/0310	5/23/2011	QC	U	I	11	100
GRANTOR: CONSTANT CHARLES E						
GRANTEE: CONSTANT JASON A &						
1318/1800	5/20/2005	WD	Q	I		215,000
GRANTOR: KOLIAS GEORGE C & GLO						
GRANTEE: CONSTANT CHARLES E						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W4 U2 L2 W4 D2 L2 W1 FSP=[YR=1993] N5 W16 S12 E16 N7 \$ S7 W16 N7 W19 S43 E11 N3 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N22 W10 S2 W9 S14 \$ N4 W5 S4 \$ N4 E5 N10 E9 N2 E10 N22 \$.	