LOT 37
LAKEWOOD #4 PB 5/245

CROTTY COLIN DAVID/REINHARD ABIGAIL BROWN
2258 INVERNESS ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0037-0000

BUILDING CHARACTERISTICS

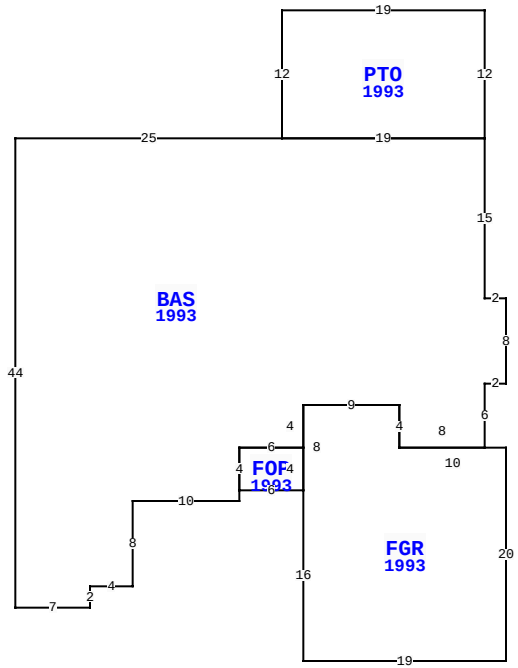
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,463	100	1,463	196,625
FGR	416	55	229	30,777
FOP	24	30	7	941
PTO	228	5	11	1,479
TOTALS	2,131		1,710	229,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,710	121.2200	151.52	259,099	1990	2000	0	0	0	11.30	88.70

1 SNGL FAM – 100% - 2023 Heated Area: 1463 HX Base Yr 2023



2258 INVERNESS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,821
TOTAL MARKET OB/XF VALUE		7,176
TOTAL LAND VALUE - MARKET		192,500
TOTAL MARKET VALUE		429,497
SOH/AGL Deduction		48,342
ASSESSED VALUE		381,155
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,155
TOTAL JUST VALUE		429,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142130	REMODEL	30,000	10/01/2014
5694	NEW CONSTR	65,975	11/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0497	11/14/2022	WD	Q	I	01	500,000
GRANTOR: KELLY RONNIE & TAYLOR						
GRANTEE: CROTTY COLIN DAVID						
2255/1959	2/15/2019	WD	Q	I	02	345,000
GRANTOR: REDMAN BENJAMIN J & E						
GRANTEE: KELLY RONNIE & TAYL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W19 S12 BAS=[YR=1993] W25 S44 E7 N2 E4 N8 E10 N1 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E19 N20 W10 N4 W9 S8 $ N4 W6 S4 $ N4 E6 N4 E9 S4 E8 N6 E2 N8 W2 N15 W19 $ E19 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,240	
3	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2013	2013	3	71	2,556	

LAND DESCRIPTION

TOTAL OB/XF 7,176

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	100		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