



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	1,643	100	1,643	204,714
FGR	420	55	231	28,782
FOP	35	30	10	1,246
PTO	176	5	9	1,121
TOTALS	2,274		1,893	235,864

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	762.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,893	118.7956	148.49	281,092	1991	1991	0	0	0 16.09	83.91
1 SNGL FAM - 0% - 0 Heated Area: 1643 HX Base Yr											
2151 INVERNESS RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/14/2024 MLU											

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	0	0	0	762.00	SF	5.20	5.20	100	1991	1991	3	62	2,457	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										235,864									
TOTAL MARKET OB/XF VALUE										4,907									
TOTAL LAND VALUE - MARKET										175,000									
TOTAL MARKET VALUE										415,771									
SOH/AGL Deduction										90,298									
ASSESSED VALUE										325,473									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										325,473									
TOTAL JUST VALUE										415,771									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										359,882									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062478	REPAIR/RRF	250	11/07/2006
20062246	REMODEL	4,884	09/28/2006
20062247	REPAIR/RRF	4,998	09/28/2006
6440	NEW CONSTR	45,000	03/26/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2712/1784	5/17/2024	WD	Q	I	01	490,000	
GRANTOR:MILES KEVIN C & REBEC							
GRANTEE: LAWRENCE AMANDA KRU							
2179/0729	2/22/2018	WD	Q	I	01	279,000	
GRANTOR:KILLEN K ALAN & SHANN							
GRANTEE:MILES KEVIN C & REB							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W21 PTO=[YR=1993] N8 U4 L4 W8 D4 L4 S8 E16\$ W16 N8 W15 S13 W3 S15 E3 S11 E13 N2 E11 FOP=[YR=1993] E7 FGR=[YR=1993] S20 E20 N21 W20 S1\$ N5 W7 S5\$ N5 E7 S4 E21 N28\$.									