



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

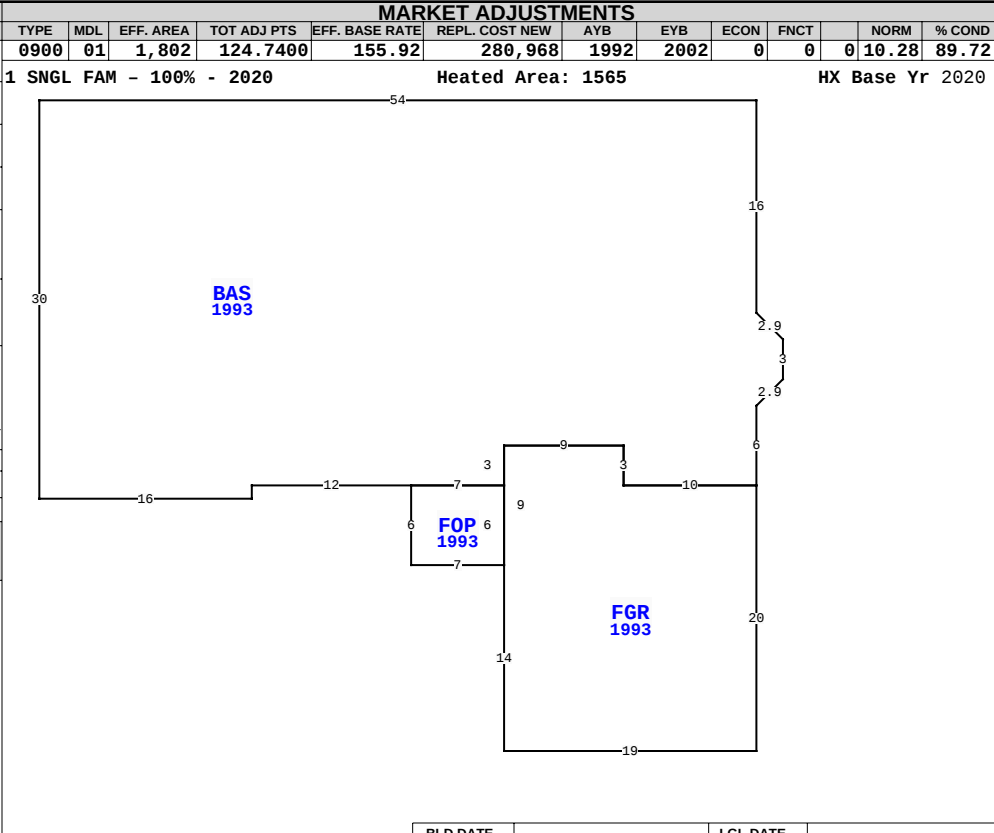
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	1,565	218,930
FGR	407	55	224	31,336
FOP	42	30	13	1,819

TOTALS	2,014		1,802	252,084
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	727.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0861	POOL GUNIT	0	100	0	0	452.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	910.00	SF	7.25	7.25	
5	0351	CARPORT MT	0	100	12	8	96.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	



2131 INVERNESS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	727.00	SF	5.20	5.20	100	1992	1992	3	64	2,419	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0861	POOL GUNIT	0	100	0	0	452.00	SF	85.00	85.00	100	1992	1992	3	20	7,684	
4	0845	KOOL DECK	0	100	0	0	910.00	SF	7.25	7.25	100	1992	1992	3	64	4,222	
5	0351	CARPORT MT	0	100	12	8	96.00	SF	10.00	10.00	100	2006	2006	3	27	259	

TOTAL OB/XF											
17,104											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						252,084					
TOTAL MARKET OB/XF VALUE						17,104					
TOTAL LAND VALUE - MARKET						175,000					
TOTAL MARKET VALUE						444,188					
SOH/AGL Deduction						164,511					
ASSESSED VALUE						279,677					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						229,677					
TOTAL JUST VALUE						444,188					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						388,245					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121025	ROOF	3,000	06/06/2012
20061445	XFOB	3,802	06/26/2006
011263	OTHER	3,000	06/04/2001
7280	SWIM POOL	15,000	08/25/1992
6923	NEW CONSTR	71,650	02/26/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2271/0631	4/26/2019	WD	Q	I	01	325,000	
GRANTOR: OAKES DON & SONYA							
GRANTEE: ROUX JOHN KRAIG C &							
1978/1735	5/04/2015	WD	Q	I	02	250,000	
GRANTOR: DAVIDSON JOHN W & JAC							
GRANTEE: OAKES DON & SONYA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W54 S30 E16 N1 E12 FOP=[YR=1993] S6 E7											
FGR=[YR=1993] S14 E19 N20 W10 N3 W9 S9\$ N6 W7\$ E7 N3 E9 S3											
E10 N6 R2 U2 N3 L2 U2 N16\$.											