LOT A
THE PARK ADDITION PB 4/94

**DEMARIO THOMAS R & MARY CLARE**
1529 LISA AVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1630-000A-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

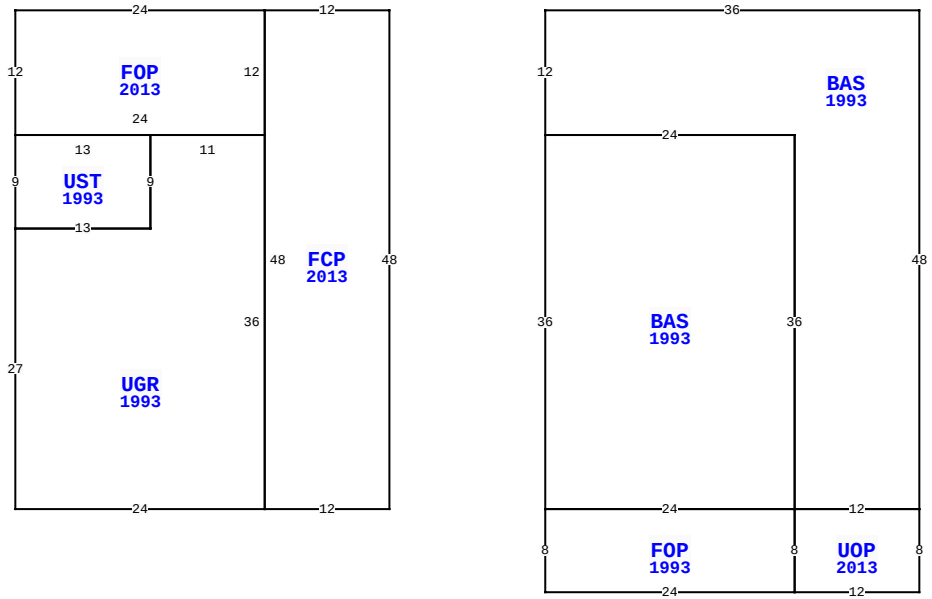
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1040.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 864 | 100 | 864 | 118,397 |
| BAS | 864 | 100 | 864 | 118,397 |
| FCP | 576 | 25 | 144 | 19,732 |
| FOP | 192 | 30 | 58 | 7,948 |
| FOP | 288 | 30 | 86 | 11,785 |
| UGR | 747 | 45 | 336 | 46,043 |
| UOP | 96 | 20 | 19 | 2,604 |
| UST | 117 | 45 | 53 | 7,262 |
| TOTALS | 3,744 | | 2,424 | 332,169 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,424 | 116.6200 | 145.78 | 353,371 | 1982 | 2010 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 1728 HX Base Yr 2023




1529 LISA AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 332,169 |
| TOTAL MARKET OB/XF VALUE | | 6,367 |
| TOTAL LAND VALUE - MARKET | | 400,000 |
| TOTAL MARKET VALUE | | 738,536 |
| SOH/AGL Deduction | | 104,411 |
| ASSESSED VALUE | | 634,125 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 584,125 |
| TOTAL JUST VALUE | | 738,536 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 723,868 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200004 | DEMOLITION | 0 | 03/11/2020 |
| 20120244 | SDG/WINDWS/DCK/ST | 2,300 | 02/06/2012 |
| 20100788 | FOUNDATION | 1,400 | 05/11/2010 |
| 20010772 | REPAIR/RRF | 2,000 | 04/24/2001 |
| 19983592 | XFOB | 1,000 | 04/20/1998 |
| 959005 | ADDITION | 8,000 | 04/18/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2455/1445 | 4/16/2021 | WD | Q | I | 01 | 535,000 |
| GRANTOR: MEE BRIAN T | | | | | | |
| GRANTEE: DEMARIO THOMAS R & | | | | | | |
| 2289/0800 | 6/27/2019 | WD | Q | I | 01 | 535,000 |
| GRANTOR: MULLIN TIMOTHY D | | | | | | |
| GRANTEE: MEE BRIAN T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=2013] W12 FOP=[YR=2013] W24 S12 UST=[YR=1993] S9 UGR=[YR=1993] S27 E24 N36 W11 S9 W13$ E13 N9 W13$ E24 N12$ S48 E12 N48$ PTR= E15 BAS=[YR=1993] E36 S48 UOP=[YR=2013] S8 W12 FOP=[YR=1993] W24 N8 BAS=[YR=1993] N36 E24 S36 W24$ E24 S8$ N8 E12$ W12 N36 W24 N12$ W15$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 46 | 24 | 1,104.00 | SF | 4.00 | 4.00 | 100 | 1982 | 1982 | 3 | 38 | 1,678 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 748.00 | SF | 5.20 | 5.20 | 100 | 1982 | 1982 | 3 | 38 | 1,478 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 114.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 70 | 519 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 828.00 | SF | 12.50 | 12.50 | 100 | 1990 | 1990 | 3 | 20 | 2,070 | |
| 5 | 1241 | WD DECK G | 0 | 100 | 24 | 8 | 192.00 | UT | 11.50 | 11.50 | 100 | 1982 | 1982 | 3 | 20 | 442 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 11 | 3 | 33.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 66 | |
| 7 | 1242 | WD DECK A | 0 | 100 | 19 | 3 | 57.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 114 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,367

| 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 | 000100 | C | SFR | 100 | 0006 | R-1 | 85.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 400,000.00 | 400,000.00 | 400,000 | | | | | | | |

REVIEW DATE 07/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS