

BLOCK 10 S-1 OF LOTS 2 & 3
IN OR 2067/1246
THE PARK PB 4/28

HERBERT MATTHEW S & LORI A
1534 LISA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0010-0021

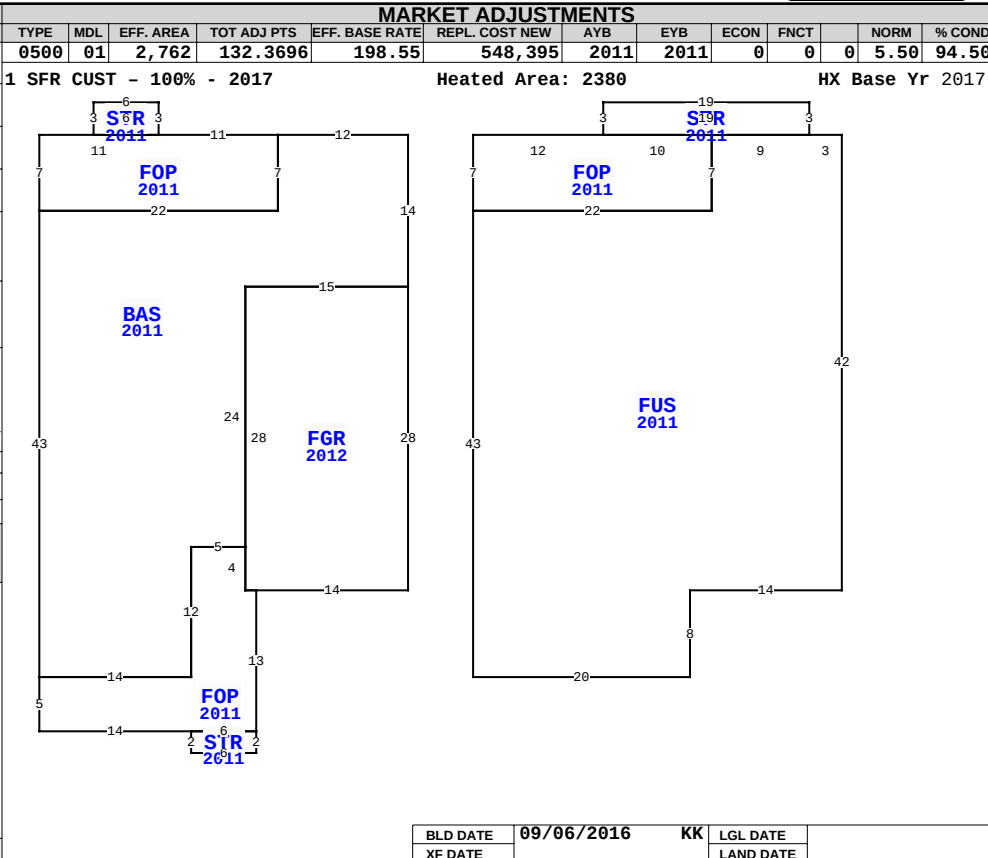


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	946	100	946	177,497
FGR	420	55	231	43,342
FOP	154	30	46	8,631
FOP	154	30	46	8,631
FOP	168	30	50	9,382
FUS	1,434	100	1,434	269,061
STR	12	10	1	188
STR	18	10	2	375
STR	57	10	6	1,125
TOTALS	3,363		2,762	518,233

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	1,000.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	



1534 LISA AVE, FERNANDINA BEACH

BLD DATE	09/06/2016	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

MARKET ADJUSTMENTS

SE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
98.55	548,395	2011	2011	0	0	5.50	94.50

Heated Area: 2380

HX Base Yr 2017

BLD DATE		09/06/2016		KK		LGL DATE		
XF DATE						LAND DATE		
INC DATE						AG DATE		

T	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
00	100	2011	2011	3	94	3,290	
50	100	2011	2011	3	92	5,980	
50	100	2011	2011	3	92	359	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		518,233			
TOTAL MARKET OB/XF VALUE		9,629			
TOTAL LAND VALUE - MARKET		400,000			
TOTAL MARKET VALUE		927,862			
SOH/AGL Deduction		438,916			
ASSESSED VALUE		488,946			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		438,946			
TOTAL JUST VALUE		927,862			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		904,679			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101820	NEW CONSTR	235,317	10/22/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q /	U /	RSN CD	SALE PRICE
2067/1246	8/23/2016	WD	Q	I	01	545,000
GRANTOR: NISBET SAMUEL E & JAN						
GRANTEE: HERBERT MATTHEW S &						
1670/1719	4/02/2010	WD	U	V	11	100
GRANTOR: HERITAGE BANK OF NORT						
GRANTEE: NISBET SAMUEL E & J						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2011] W12 FOP=[YR=2011] W11 STR=[YR=2011] N3W6S3E6\$ W11 S7 E22 N7\$ S7 W22 S43 FOP=[YR=2011] S5 E14 STR=[YR=2011] S2 E6 N2 W6\$ E6 N13 FGR=[YR=2012] E14 N28 W15 S28 E1\$ W1 N4 W5 S12 W14\$ E14 N12 E5 N24 E15 N14\$ PTR= E40 FUS=[YR=2011] W3 STR=[YR=2011] N3 W19 S3 FOP=[YR=2011] W12 S7 E22 N7 W10\$ E19\$ W9 S7 W22 S43 E20 N8 E14 N42\$ W40\$.											

LAND DESCRIPTION										TOTAL OB/XF										9,629									
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	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000												