BLOCK 10 LOT 4
IN OR 1393/527
THE PARK PB 4/28

LLERANDI LOUIS A & ROSEMARIE C
1540 LISA AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

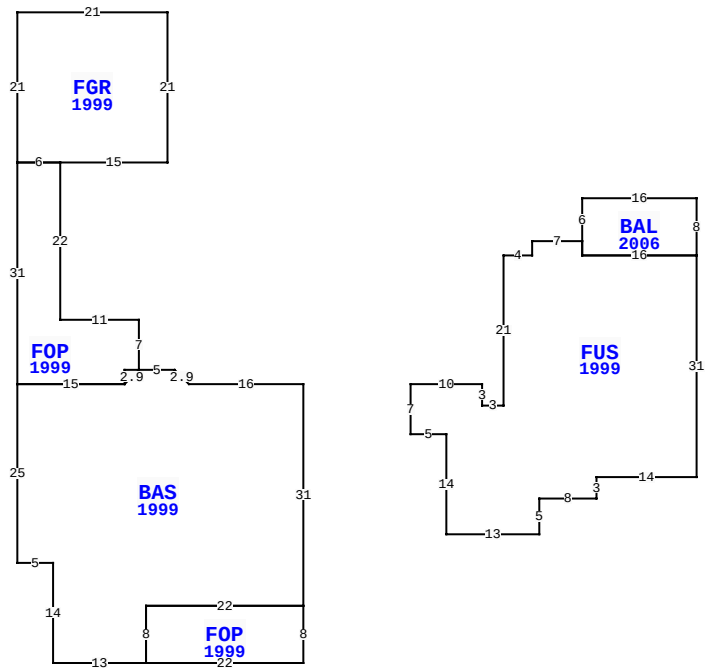
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	128	15	19	2,526
BAS	1,328	100	1,328	176,515
FGR	441	55	243	32,299
FOP	176	30	53	7,045
FOP	281	30	84	11,165
FUS	1,109	100	1,109	147,406
TOTALS	3,463		2,836	376,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,836	120.1536	150.19	425,939	1999	1999	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2009 Heated Area: 2437 HX Base Yr 2009



1540 LISA AVE, FERNANDINA BEACH

BLD DATE	06/12/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		376,956
TOTAL MARKET OB/XF VALUE		14,235
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		791,191
SOH/AGL Deduction		437,250
ASSESSED VALUE		353,941
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		303,941
TOTAL JUST VALUE		791,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		774,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041248	XFOB	3,000	07/08/2004
984704	NEW CONSTR	144,000	12/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0527	3/02/2006	WD	Q	I		680,000
GRANTOR: GRIFFIN A DELBURT & P						
GRANTEE: LLERANDI LOUIS A &						
0815/1687	12/08/1997	WD	Q	V		40,000
GRANTOR: CZAJKOWSKI JILL M & S						
GRANTEE: GRIFFIN A DELBURT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 U2 L2 W5 FOP199 9= N7 W11 N22 FGR=[YR=1999] E15 N21 W21 S21 E6 $ W6 S31 E15 /N2E 2/ $ D2 L2 W15 S25 E5 S14 E 13 FOP=[YR=1999] E22 N8 W22 S8 $ N8 E22 N31 $ PTR= E15 FUS1999 = E10 S3 E3 N21 E4 N2 E7 BAL 2006=N6 E16 S8 W16 N2$ S2 E16 S31 W14 S3W8 S5 W13 N14 W5 N7 $ 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	0819	CONC 12"	0	100	6	3	18.00	SF	9.50	9.50	100	1999	1999	3	77	132	
2	0810	CONCRETE A	0	100	6	20	120.00	SF	6.50	6.50	100	1999	1999	3	77	601	
3	0810	CONCRETE A	0	100	0	0	2,500.00	SF	6.50	6.50	100	1999	1999	3	77	12,513	
4	0100	BAR-B-Q	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
5	0858	SCULP CONC	0	100	30	2	60.00	SF	13.00	13.00	100	2002	2002	3	95	741	
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	1999	1999	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 14,235

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS