BLOCK 10 LOT 9
IN OR 2248/1100
THE PARK PB 4/28

ZERCHER LIVING TRUST/ZERCHER STEPHEN J TRUSTEE
1550 LISA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0010-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

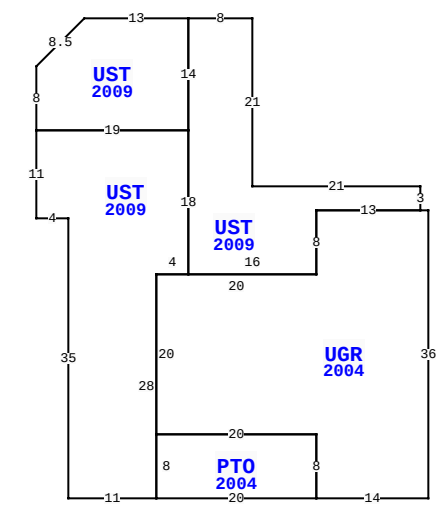
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 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	

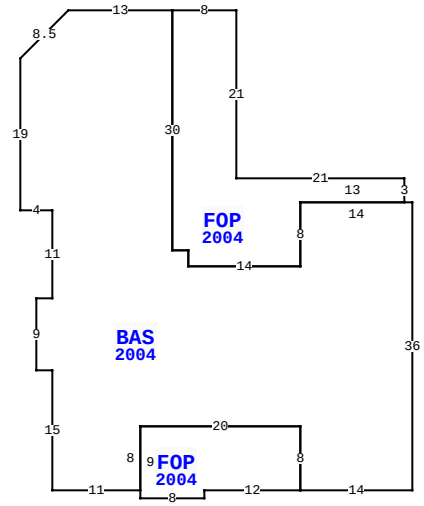
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1,796	222,212
FOP	168	30	50	6,187
FOP	379	30	114	14,105
PTO	160	5	8	990
UGR	904	45	407	50,357
UST	248	45	112	13,857
UST	383	45	172	21,281
UST	622	45	280	34,644
TOTALS	4,660		2,939	363,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,939	111.5310	139.41	409,726	2004	2005	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2005 Heated Area: 1796 HX Base Yr 2005





1550 LISA AVE, FERNANDINA BEACH

BLD DATE	03/19/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		363,632
TOTAL MARKET OB/XF VALUE		6,229
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		769,861
SOH/AGL Deduction		434,608
ASSESSED VALUE		335,253
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,253
TOTAL JUST VALUE		769,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		754,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100742	H/AC	2,000	05/06/2010
20091514	REMODEL	6,020	11/04/2009
20040184	OTHER	1,000	01/30/2004
20032961	NEW CONSTR	210,000	04/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/1100	12/10/2018	WD	U	I	11	100
GRANTOR: ZERCHER STEPHEN J & H						
GRANTEE: ZERCHER LIVING TRUS						
0684/1404	7/13/1993	WD	Q	V		24,900
GRANTOR: PICARD LAWRENCE JR						
GRANTEE: ZERCHER STEPHEN & H						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2004] W1 UST=[YR=2009] N3 W21 N21 W8UST=[YR=2009] W13 D6 L6 S8E19 N14$ S14 UST=[YR=2009] W19 S11 E4 S35 E11 PTO=[YR=2004] E20 N8 W20 S8 $ N28 E4 N18 $ S18 E16 N8 E13 $ W13 S8 W20 S20 E20 S8 E14 N36 $ PTR= E15 BAS=[YR=2004] N19 R6 U6 E13 FOP=[YR=2004] E8 S21 E21 S3 W13S8 W14 N2 W2 N30 $ S30 E2 S2 E14 N8 E14 S36 W14 FOP=[YR=2004] N8W20 S9 E8 N1 E12 $ N8 W20 S8 W11 N15 W2 N9 E2 N11 W4 $ 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	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	2004	2004	3	84	420	
2	0810	CONCRETE A	0	100	22	5	110.00	SF	6.50	6.50	100	2004	2004	3	84	601	
3	0810	CONCRETE A	0	100	54	17	918.00	SF	6.50	6.50	100	2004	2004	3	84	5,012	
4	1241	WD DECK G	0	100	14	3	42.00	UT	11.50	11.50	100	2004	2004	3	36	174	
5	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2004	2004	3	22	22	

LAND DESCRIPTION

TOTAL OB/XF 6,229

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS