



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1040.00			

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0855	CONC PAVER	0 100	0 0
2	0855	CONC PAVER	0 100	0 0
3	0855	CONC PAVER	0 100	0 0
4	0861	POOL GUNIT	0 100	0 0
5	0504	FP-ELECTRI	0 100	0 0
6	0410	ELEVATOR	0 100	0 0

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,839	154.6733	232.01	1,354,706	2016	2016	0	0	0	3.20	96.80
1 SFR CUST - 100% - 2017												
Heated Area: 4322												
HX Base Yr 2017												
** This building has 17 Sub-Areas												
1531 LISA AVE, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,311,355	
TOTAL MARKET OB/XF VALUE		76,623	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		1,787,978	
SOH/AGL Deduction		753,693	
ASSESSED VALUE		1,034,285	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		984,285	
TOTAL JUST VALUE		1,787,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,730,499	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141751	CO ISSUED	0	05/18/2016
20160426	SWIM POOL	30,000	02/17/2016
20141751	NEW CONSTR	881,591	08/08/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/0234	11/02/2021	WD	U	I	11	100
GRANTOR: KELLY JASON S						
GRANTEE: KELLY JASON S & JOA						
1860/1312	6/04/2013	WD	Q	V	01	190,000
GRANTOR: MORSELANDER KENNETH D						
GRANTEE: KELLY JASON S						

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2016] W38 S10 BAS=[YR=2016] S16 E3 FOP=[YR=2016] S23 W6 S12 FST=[YR=2016] S9 E47 N21 W6 FGR=[YR=2016] N23 STR=[YR=2016] E5 N12 W5 FST=[YR=2016] N4 W6 S5 E6 N1\$ S12\$W30 S35E30 N12\$ S12 W41\$ E11 N35 W5\$ E35 N11 W6 N5 W32\$ E38 N10\$ PTR= E20 FSP=[YR=2016] E38 S10 FST=[YR=2016] S5 STR=[YR=2016] S10 FUS=[YR=2016] S24 FOP=[YR=2016] E6 S21 W21UOP=[YR=2016] D12 R1 W8 U12 R1 E6\$ W26 N21 E6 S13 E35 N13\$ S13 W35 N36 W3N16 E32 S15 E6\$ W6 N10 E6\$ W6 N5 E6\$ W38 N10\$ W20\$ PTR=E87 FUS=[YR=2016] E38 S15 FST=[YR=2016] S5 STR=[YR=2016] S10 W6 N10 E6\$ W6 N5 E6\$ W6 S15 E6 S16 W9 S4 W4 S12 FOP=[YR=2016] E13 S8 W35 N8 E22\$ W22 N36 W3 N26\$ W87\$.	

LAND DESCRIPTION										TOTAL OB/XF									
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
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		