BLOCK 11 LOT 3
IN OR 795/1145
THE PARK PB 4/28

PARKER GREGORY S & ALICIA B
1541 LISA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0011-0030

BUILDING CHARACTERISTICS

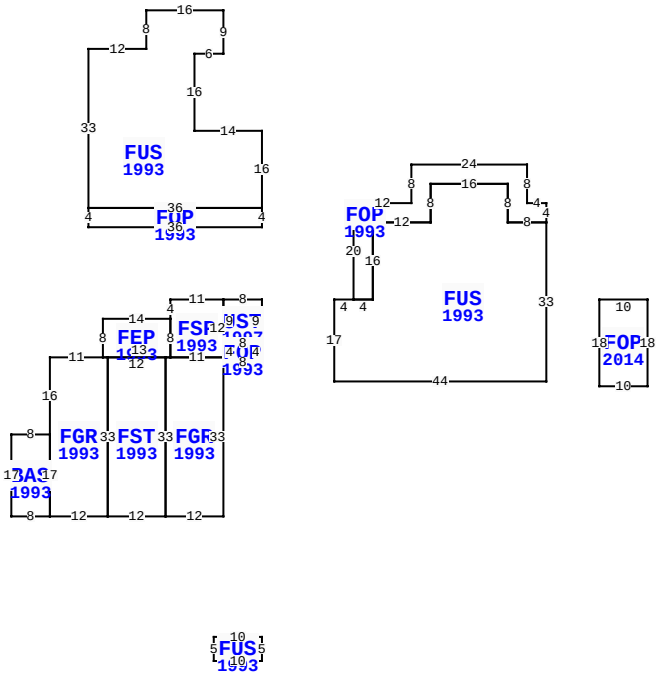
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.5	3.5 100
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	136	100	136	16,084
FEP	112	80	90	10,644
FGR	396	55	218	25,783
FGR	396	55	218	25,783
FOP	32	30	10	1,183
FOP	144	30	43	5,086
FOP	288	30	86	10,171
FOP	180	30	54	6,387
FSP	132	40	53	6,269
FST	396	55	218	25,783
TOTALS	4,870		3,744	442,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,744	112.1400	140.18	524,834	1986	1990	0	0	0	15.63	84.37

1 SNGL FAM – 100% - 1998 Heated Area: 2722 HX Base Yr 1998



** This building has 14 Sub-Areas

1541 LISA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		442,802
TOTAL MARKET OB/XF VALUE		32,489
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		875,291
SOH/AGL Deduction		532,948
ASSESSED VALUE		342,343
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		292,343
TOTAL JUST VALUE		875,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		856,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120973	H/AC	3,000	05/31/2012
2002320	SWIM POOL	12,500	02/29/2000
20002267	VINYL SIDING /T-1	4,000	02/23/2000
2002029	REROOF W/SHINGLES	0	01/24/2000
19990186	REAR DECK EXTENTI	900	04/06/1999
10511	ADDITION	400	05/28/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0795/1145	6/04/1997	WD	Q	I		185,900
GRANTOR: WILLIAMS ROBERT L						
GRANTEE: PARKER GREGORY S &						
0401/0253	10/01/1983	WD	Q	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1997] W8 FSP=[YR=1993] W11 S4 FEP=[YR=1993] W14 S8 FGR=[YR=1993] W11 S16 BAS=[YR=1993] W8 S17 E8 N17 $ S17 E12 N33 W1 $ E1 FST=[YR=1993] S33 E12 N33 W12 $ E13 N8 $ S8 FGR=[YR=1993] W1 S33 E12 N33 W11 $ E11 N12 $ S9 FOP=[YR=1993] S4 E8 N4 W8 $ E8 N9 $ PTR= E15 FUS=[YR=1993] E4 FOP=[YR=1993] N20 E12 N8 E24 S8 E4 S4 W8 N8 W16 S8 W12 S16 W4 $ E4 N16 E12 N8 E16 S8 E8 S33 W44 N17 $ W15 $ PTR= N15 FOP=[YR=1993] N4 FUS=[YR=1993] N16 W14 N16 E6 N9 W16 S8 W12 S33 E36 $ W36 S4 E36 $ S15 $ PTR= S70 FUS=[YR=1993] S5 W10 N5 E10 $ N70 $ PTR= E80 FOP=[YR=2014] W10 S18 E10 N18$ W80$.

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	0810	CONCRETE A	0	100	0	0	919.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,957	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
3	1241	WD DECK G	0	100	4	4	16.00	UT	14.38	14.38	100	1986	1986	3	20	46	
4	1241	WD DECK G	0	100	4	52	208.00	UT	14.38	14.38	100	1986	1986	3	20	598	
5	1241	WD DECK G	0	100	0	0	754.00	UT	14.38	14.38	100	1986	1986	3	20	2,168	
6	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	1986	1986	3	49.5	386	
7	0810	CONCRETE A	0	100	0	0	1,150.00	SF	6.50	6.50	100	1993	1993	3	66	4,934	
8	0845	KOOL DECK	0	100	0	0	889.00	SF	9.79	9.79	100	2002	2002	3	82	7,135	
9	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2002	2002	3	29	11,093	
10	1243	WD DECK F	0	100	10	46	460.00	SF	8.00	8.00	100	2002	2002	3	20	736	

TOTAL OB/XF 31,253

LAND DESCRIPTION

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0962	SKYLIGHT	0	100	0	0	3.00	UT	250.00	250.00	100	2002	2002	3	82	615	
12	1241	WD DECK G	0	100	6	24	144.00	UT	14.38	14.38	100	2002	2002	3	30	621	

LAND DESCRIPTION

TOTAL OB/XF 1,236

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

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS