BLOCK 12 LOT 3
THE PARK PB 4/28

MURRAY DEBORAH L/LIVINGSTON RODRIC
1627 LISA AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0012-0030

BUILDING CHARACTERISTICS

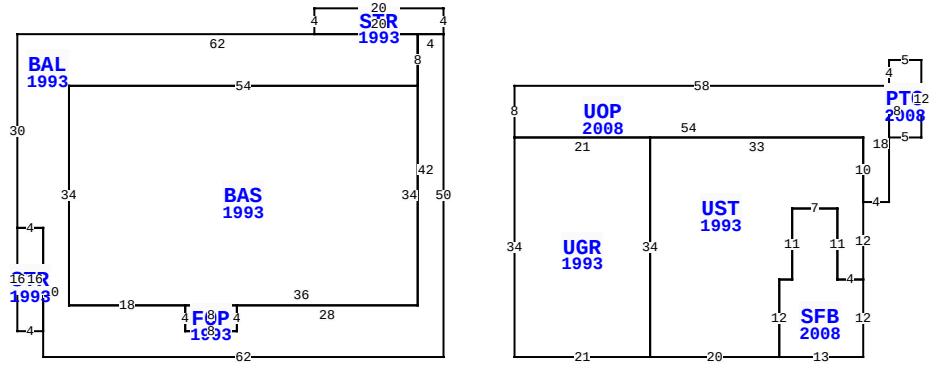
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	1,352	15	203	10,793
BAS	1,836	100	1,836	97,615
FOP	32	30	10	532
PTO	60	5	3	159
SFB	233	80	186	9,889
STR	64	10	6	319
STR	80	10	8	426
UGR	714	45	321	17,067
UOP	504	20	101	5,370
UST	889	45	400	21,267
TOTALS	5,764		3,074	163,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,074	97.9800	93.08	286,128	1985	1985	0	0	25	17.88	57.12

1 SINGLE FAM – 100% - 2024 Heated Area: 2022 HX Base Yr 2024



1627 LISA AVE, FERNANDINA BEACH

BLD DATE	03/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,436
TOTAL MARKET OB/XF VALUE		4,636
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		568,072
SOH/AGL Deduction		0
ASSESSED VALUE		568,072
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		518,072
TOTAL JUST VALUE		568,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060613	REPAIR/RRF	4,200	03/24/2006
20033817	H/AC	2,000	09/15/2003
20033478	REMODEL	3,000	07/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0500	9/12/2022	WD	Q	I	01	700,000
GRANTOR: BENDER ALAN R						
GRANTEE: MURRAY DEBORAH L &						
0676/0495	3/02/1993	QC	U	I	01	100
GRANTOR: BENDER JANET & ALAN						
GRANTEE: BENDER ALAN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S34 E18 FOP=[YR=1993] S4 E8 N4 W8$ E36 N34$ BAL=[YR=1993] N8 W62 S30 STR=[YR=1993] S16 E4 N16 W4$ E4 S20 E62 N50 STR=[YR=1993] N4 W20 S4 E20$ W4 S42 W28 S4 W8 N4 W18 N34 E54$ PTR=E15 UOP=[YR=2008] E58 PTO=[YR=2008] N4 E5 S12 W5 N8$ S18 W4 UST=[YR=1993] S12 SFB=[YR=2008] S12 W13 N12 E2 N11 E7 S11 E4$ W4 N11 W7 S11 W2 S12 W20 UGR=[YR=1993] W21 N34 E21 S34$ N34 E33 S10$ N10 W54 N8$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0810	CONCRETE A	0	100	45	18	810.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,606	

LAND DESCRIPTION

TOTAL OB/XF 4,636

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 10/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS