

BLOCK 12 LOT 8
IN OR 1087/962
THE PARK PB 4/28

DOUGLAS NEIL T &/MOHN LISA A
1725 LISA AVE
FERNANDINA BEACH, FL 32034-2058

2024

00-00-31-1630-0012-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	10	ABOVE AVG 100		2700	01	2,683	111.2640	139.08	373,152	1984	1984		0	0	16.75	83.25	STANDARD																					
Roof Structure	08	IRREGULAR 100		1 DUPLEX - 0% - 0										Heated Area: 2322					HX Base Yr					VALUATION BY					TAX DIST:					STANDARD				
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE										310,649														
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										9,345														
Interior Floor	14	CARPET 70												TOTAL LAND VALUE - MARKET										400,000														
Interior Floor	11	CLAY TILE 30												TOTAL MARKET VALUE										719,994														
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										237,884														
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										482,110														
Bedrooms	4 100		TOTAL EXEMPTION VALUE											0																								
Bathrooms	3 100		BASE TAXABLE VALUE											482,110																								
Frame	07	SPECIAL 100												TOTAL JUST VALUE										719,994														
Stories	2.5 100		NCON VALUE											0																								
Units	0 100		INCOME VALUE																																			
BUD8 Adjustme	02	DIST FB 100												PREVIOUS YEAR MKT VALUE										706,947														
Occupancy	00	NONE 100																																				
Quality		03	Quality Level 03																																			
DOR CODE		0800		MULTI-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	1,010	100	1,010	116,942																																		
BAS	752	100	752	87,070																																		
DCK	235	10	24	2,779																																		
DCK	403	10	40	4,631																																		
FGR	475	55	261	30,220																																		
FUS	560	100	560	64,839																																		
UST	81	45	36	4,168																																		
TOTALS		3,516		2,683	310,649																																	
EXTRA FEATURES						1725 LISA AVE, FERNANDINA BEACH																																
L N	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	0	0	0	748.00	SF	6.50	6.50	100	1984	1984	3	44	2,139																						
2	0810	CONCRETE A	0	0	0	0	1,004.00	SF	6.50	6.50	100	1995	1995	3	70	4,568																						
3	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	100	1997	1997	3	73	1,518																						
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120																						