

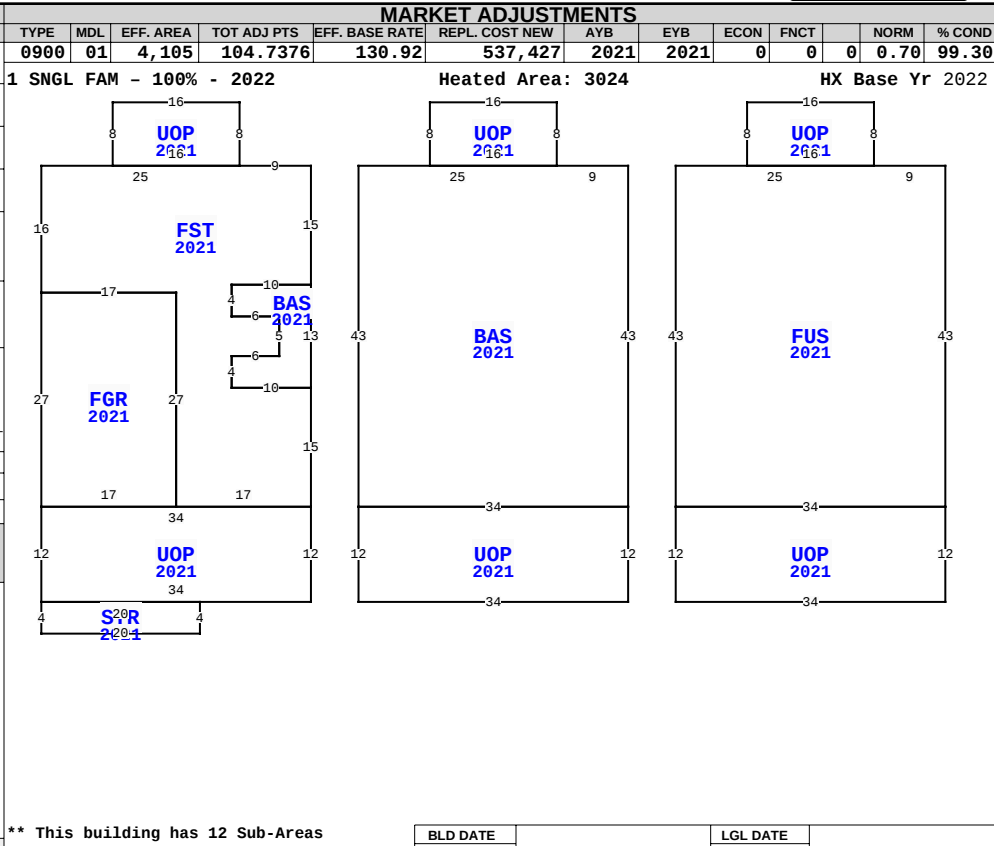


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	100	100	100	13,000
BAS	1,462	100	1,462	190,065
FGR	459	55	252	32,761
FST	903	55	497	64,612
FUS	1,462	100	1,462	190,065
STR	80	10	8	1,040
UOP	128	20	26	3,380
UOP	128	20	26	3,380
UOP	128	20	26	3,380
UOP	408	20	82	10,660
TOTALS	6,074		4,105	533,665

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	
2	0855	CONC PAVER	0	100	0	0	2,301.00	SF	10.00	10.00	
3	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	324.00	SF	10.00	10.00	



** This building has 12 Sub-Areas

1733 LISA AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		533,665	
TOTAL MARKET OB/XF VALUE		63,293	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		996,958	
SOH/AGL Deduction		153,211	
ASSESSED VALUE		843,747	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		793,747	
TOTAL JUST VALUE		996,958	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		973,634	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211204	SWIM POOL	0	05/20/2021
20200639	NEW CONSTR	0	11/17/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2370/0930	6/18/2020	WD	Q	V	02
					230,000
GRANTOR: HULSEY DEWEY H & MARY					
GRANTEE: MCGOHAN ADVENTURE T					
0255/0571	12/01/1977	WD	U	V	
					5,300
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
BUILDING DIMENSIONS											
FST=[YR=2021] W9 UOP=[YR=2021] N8 W16 S8 E16\$ W25 S16											
FGR=[YR=2021] S27 UOP=[YR=2021] S12 STR=[YR=2021] S4 E20 N4											
W20\$ E34 N12 W34\$ E17 N27 W17\$ E17 S27 E17 N15 BAS=[YR=2021]											
N13 W10 S4 E6 S5 W6 S4 E10\$ W10 N4 E6 N5 W6 N4 E10 N15\$											
PTR=E40 BAS=[YR=2021] W9 UOP=[YR=2021] N8 W16 S8 E16\$ W25 S43											
UOP=[YR=2021] S12 E34 N12 W34\$ E34 N43\$ W40\$ PTR=E80											
FUS=[YR=2021] W9 UOP=[YR=2021] N8 W16 S8 E16\$ W25 S43											
UOP=[YR=2021] S12 E34 N12 W34\$ E34 N43\$ W80\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT	

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	400,000.00	400,000.00	400,000								