BLOCK 12 LOT 10
IN OR 763 PG 1861
THE PARK PB 4 PG 28

THOMAS CLAUDE P JR
1743 LISA AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0012-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

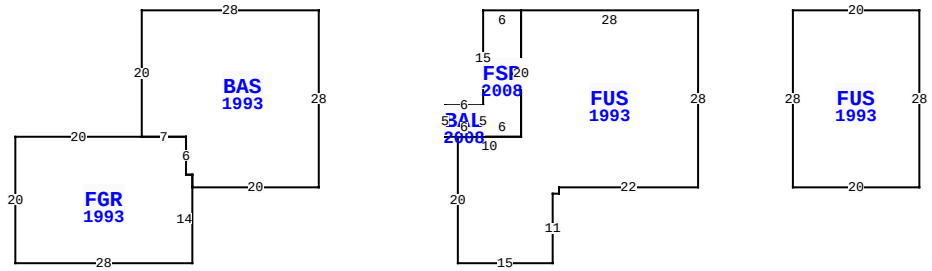
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	3.	3. 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	30	15	4	475
BAS	726	100	726	86,199
FGR	554	55	305	36,213
FSP	120	40	48	5,699
FUS	560	100	560	66,490
FUS	1,045	100	1,045	124,074
TOTALS	3,035		2,688	319,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,688	107.3280	134.16	360,622	1985	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 1997 Heated Area: 2331 HX Base Yr 1997



1743 LISA AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		319,150
TOTAL MARKET OB/XF VALUE		5,337
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		724,487
SOH/AGL Deduction		478,766
ASSESSED VALUE		245,721
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,721
TOTAL JUST VALUE		724,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		710,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110762	REMODEL	4,480	05/18/2011
20101568	H/AC	7,093	09/14/2010
20091242	REMODEL	1,500	09/15/2009
20060996	REPAIR/RRF	13,613	05/10/2006
20020506	REMODEL	2,000	03/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0763/1861	6/26/1996	WD	Q	I		162,000
GRANTOR: HURT ROBERT T & GLYNE						
GRANTEE: THOMAS CLAUDE P JR						
0198/0613	1/01/1975	WD	Q	V		5,500
GRANTOR:						
GRANTEE:						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1985	1985	3	58	1,450	
2	0810	CONCRETE A	0	100	0	0	873.00	SF	6.50	6.50	100	1985	1985	3	47	2,667	
3	1241	WD DECK G	0	100	0	0	286.00	UT	15.53	15.53	100	1985	1985	3	20	888	
4	1241	WD DECK G	0	100	0	0	68.00	UT	11.50	11.50	100	1985	1985	3	20	156	
5	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1998	1998	3	75	176	

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W28 FSP=[YR=2008] W6 S15 BAL=[YR=2008] W6 S5 E6 N5$ S5 E6 N20 $ S20 W10 S20 E15 N11 E1 N1 E22 N28 $ PTR= E15 FUS=[YR=1993] E20 S28 W20 N28 $ W15 $ PTR= W60 BAS=[YR=1993] W28 S20 FGR=[YR=1993] W20 S20 E28 N14 W1 N6 W7 $ E7 S6 E1 S2 E20 N28 $ E60$.

LAND DESCRIPTION

TOTAL OB/XF 5,337

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS