LOT 3
IN OR 1969/690
EVERETT ACRES PB 5/11

GOETZ WILLIAM H
1649 IAN DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0220-0003-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

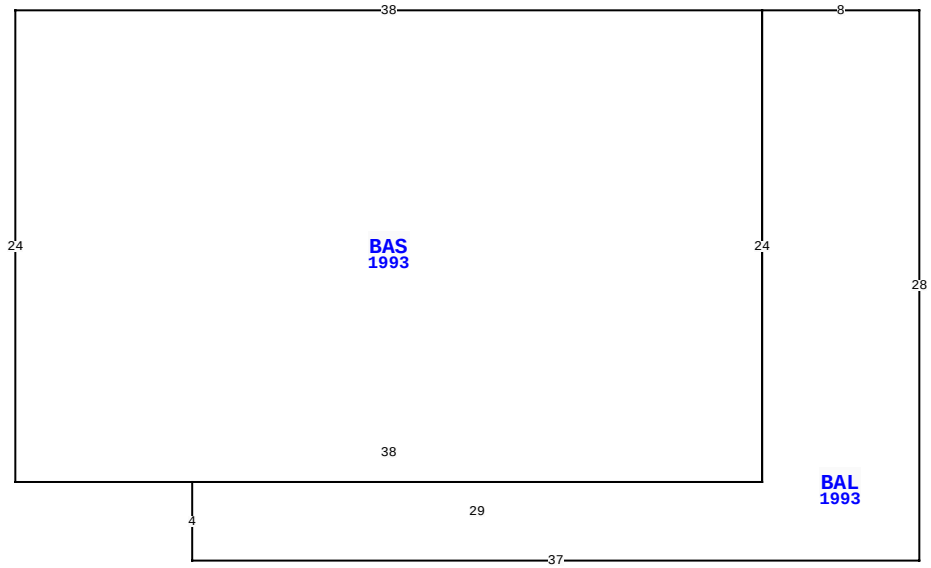
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 340 | 15 | 1993 | 51 | 4,581 |
| BAS | 912 | 100 | 1993 | 912 | 81,909 |
| TOTALS | 1,252 | | | 963 | 86,490 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 963 | 106.9200 | 106.92 | 102,964 | 1989 | 1989 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 912 HX Base Yr 2021




1649 IAN DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 86,490 |
| TOTAL MARKET OB/XF VALUE | | 18,900 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 205,390 |
| SOH/AGL Deduction | | 57,520 |
| ASSESSED VALUE | | 147,870 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 97,148 |
| TOTAL JUST VALUE | | 205,390 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 202,063 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1531066 | 24X30 | 31,198 | 09/01/2015 |
| BP4154 | N/A | 31,920 | 06/08/1987 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1969/0690 | 3/20/2015 | WD | Q | I | 05 | 90,000 |
| GRANTOR: MATTHEWS BONNIE LEE | | | | | | |
| GRANTEE: GOETZ WILLIAM H | | | | | | |
| 1963/0364 | 2/18/2015 | QC | U | I | 11 | 100 |
| GRANTOR: KELLY BOBBY K JR & JU | | | | | | |
| GRANTEE: MATTHEWS BONNIE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAL=[YR=1993] W8 BAS=[YR=1993] W38 S24 E38 N24 $ S24 W29 S4 E37 N28 $ .

### 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 30 | 720.00 | SF | 35.00 | 35.00 | 100 | 2015 | 2015 | 3 | 75 | 18,900 | |

### LAND DESCRIPTION

TOTAL OB/XF 18,900

| 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 | RES | 100 | | RSF- | 2100.00 | 57.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 04/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS