

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		3026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,360	100	2024
FCP	240	25	2024
TOTALS	1,600		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,420	122.4080	161.58	229,444	2023	2023	0	0	0.75	99.25
1 SNGL FAM - 100% - 2025 Heated Area: 1360 HX Base Yr 2025											
1625 IAN DR, FERNANDINA BEACH											
BLD DATE	09/24/2008		DJ	LGL DATE							
XF DATE				LAND DATE							
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		227,723	
TOTAL MARKET OB/XF VALUE		25,660	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		353,383	
SOH/AGL Deduction		0	
ASSESSED VALUE		353,383	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		302,661	
TOTAL JUST VALUE		353,383	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,934	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018815	NEW CONSTR	282,360	11/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1832	6/13/2022	WD Q	I	01		115,000
GRANTOR: MILLER DEVLIN M & MAR						
GRANTEE: LINDSAY RICHARD & M						
1988/0611	6/29/2015	QC U	I	11		100
GRANTOR: BENTLEY MS JULIA W						
GRANTEE: MILLER DEVLIN M & M						

EXTRA FEATURES															
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	0855	CONC PAVER	0	100	0	0		2,296.00	SF	10.00	2024	2023	100	22,960	
2	0855	CONC PAVER	0	100	30	9		270.00	SF	10.00	2024	2023	100	2,700	
TOTAL OB/XF 25,660															

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=90,0] W68 S20 E68 N20 \$	
FCP=[YR=2024;ORIG=102,0] W12 S20 E12 N20 \$	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	56.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							