BLOCK 5 LOT 10
LAKEWOOD #2 PB 5/136

CBPIC FL OWNER I LLC
27452 CALLE ARROYO
SAN JUAN CAPISTRANO, CA 92675

2025

00-00-31-143A-0005-0100

BUILDING CHARACTERISTICS

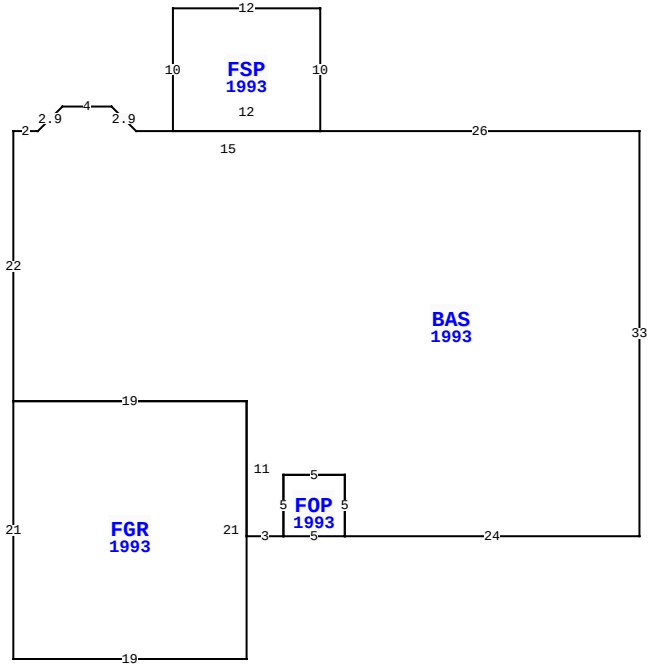
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,461	100	1993	1,461	202,657
FGR	399	55	1993	219	30,378
FOP	25	30	1993	8	1,109
FSP	120	40	1993	48	6,658
TOTALS	2,005			1,736	240,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,736	126.2700	166.68	289,356	1988	1988	0	0	0	16.78	83.22

1 SNGL FAM – 0% - 2023 Heated Area: 1461 HX Base Yr



1601 INVERNESS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,802
TOTAL MARKET OB/XF VALUE	2,320
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	423,122
SOH/AGL Deduction	10,060
ASSESSED VALUE	413,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,062
TOTAL JUST VALUE	423,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070190	H/AC	3,800	02/02/2007
20042222	REMODEL	4,000	11/29/2004
4620	NEW CONSTR	37,500	01/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0255/0492	4/08/2022	WD	Q	I	01	494,900
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: CBPIC FL OWNER I LL						
2500/0610	9/22/2021	WD	Q	I	01	475,000
GRANTOR: STROUP REX & AMANDA						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FSP=[YR=1993] N10 W12 S10 E12$ W15 L2 U2 W4 D2 L2 W2 S22 FGR=[YR=1993] S21 E19 N21 W19$ E19 S11 E3 FOP=[YR=1993] E5 N5 W5 S5$ N5 E5 S5 E24 N33$.

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	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1988	1988	3	52	203	
2	0811	CONCRETE B	0	0	38	16	608.00	SF	5.20	5.20	100	1988	1988	3	52	1,644	
3	0810	CONCRETE A	0	0	14	10	140.00	SF	6.50	6.50	100	1988	1988	3	52	473	

LAND DESCRIPTION

TOTAL OB/XF 2,320

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS