BLOCK 5 LOT 15
IN OR 1677/361
LAKEWOOD #3 PB5/193-194

MURPHY SHARON A
1531 INVERNESS ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143A-0005-0150

BUILDING CHARACTERISTICS

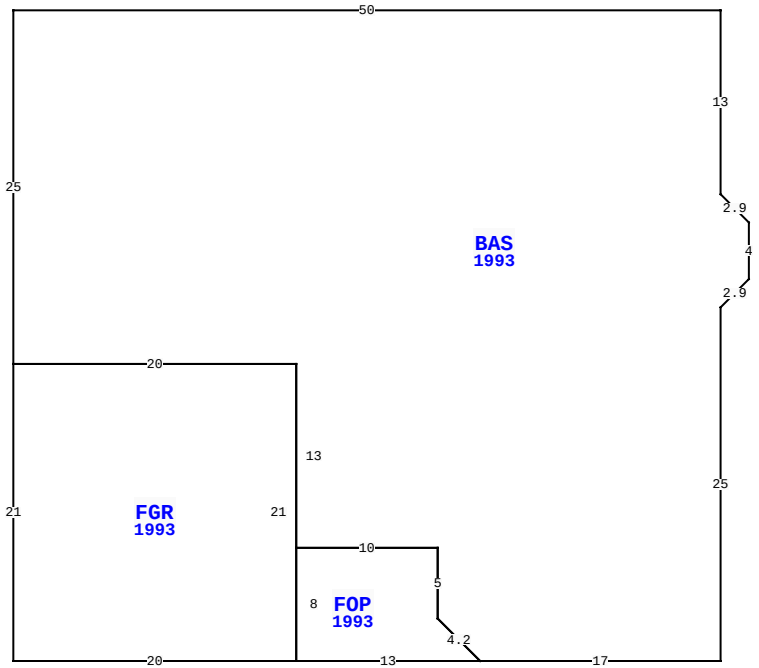
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,808	100	1993	1,808	236,518
FGR	420	55	1993	231	30,219
FOP	85	30	1993	26	3,401
TOTALS	2,313			2,065	270,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,065	118.3350	156.20	322,553	1988	1988	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 2011 Heated Area: 1808 HX Base Yr 2011



1531 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		270,138
TOTAL MARKET OB/XF VALUE		5,857
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		455,995
SOH/AGL Deduction		269,331
ASSESSED VALUE		186,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,942
TOTAL JUST VALUE		455,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021666	REPAIR/RRF	5,000	09/25/2002
4908	NEW CONSTR	63,000	06/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1677/0361	5/14/2010	WD	Q	I	01	220,000
GRANTOR: ZENKER DONNA K						
GRANTEE: MURPHY RICHARD G &						
0728/0893	4/27/1995	WD	Q	I		93,000
GRANTOR: HOSMAN DONALD & ANGIA						
GRANTEE: ZENKER DONNA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S25 FGR=[YR=1993] S21 E20 FOP=[YR=1993] E13 U3 L3 N5 W10 S8$ N21W20$ E20 S13 E10 S5 R3 D3 E17 N25 U2 R2 N4 L2 U2 N13$.

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	0812	CONCRETE C	0	100	0	0	1,292.00	SF	4.00	4.00	100	1988	1988	3	52	2,687	
2	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	1988	1988	3	52	676	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50	6.50	100	1988	1988	3	52	324	

LAND DESCRIPTION

TOTAL OB/XF 5,857

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		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 05/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS