

BLOCK 5 LOT 16
OR 569/831 & OR 1367/334
LAKEWOOD #3 PB 5/193-194

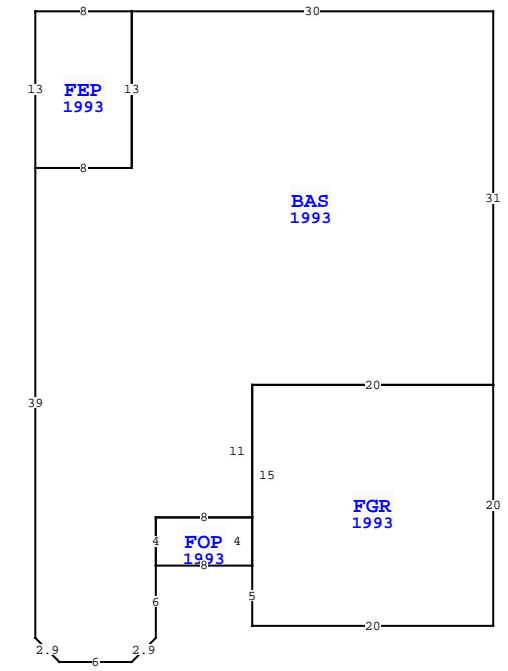
COX DONNA
1521 INVERNESS RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143A-0005-0160

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	12	CEDAR 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
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	
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
BAS	1,388	100	1993
FEP	104	80	1993
FGR	400	55	1993
FOP	32	30	1993
TOTALS	1,924		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,701	132.7100	175.18	297,981	1989	1989	0	0	16.30	83.70
1 SNGL FAM - 100% - 2012 Heated Area: 1388 HX Base Yr 2012											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			249,410
TOTAL MARKET OB/XF VALUE			12,044
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			441,454
SOH/AGL Deduction			256,161
ASSESSED VALUE			185,293
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			134,571
TOTAL JUST VALUE			441,454
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			414,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060249	REPAIR/RRF	9,800	01/31/2006
8180	SWIM POOL	4,600	03/03/1994
5222	NEW CONSTR	62,475	02/16/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0569/0831	5/09/1989	WD Q	Q	I		79,800
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: COX MARK E						
0565/0880	3/20/1989	WD Q	Q	I	01	100
GRANTOR: FLA LIFESTYLE HOMES						
GRANTEE: ATLANTIC BUILDERS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0811	CONCRETE B	0	100	42	16	672.00	SF	5.20	5.20	100
3	0861	POOL GUNIT	0	100	14	10	140.00	SF	85.00	85.00	100
4	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100
5	0845	KOOL DECK	0	100	0	0	478.00	SF	7.25	7.25	100
6	0845	KOOL DECK	0	100	0	0	136.00	SF	7.25	7.25	100
7	0810	CONCRETE A	0	100	0	0	482.00	SF	6.50	6.50	100

TOTAL OB/XF											
12,044											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/01/2025								
INC DATE		AG DATE	MLU								

BUILDING NOTES											
BAS=[YR=1993] W30 FEP=[YR=1993] W8 S13 E8 N13\$ S13 W8 S39 D2 R2 E6 R2 U2 N6 FOP=[YR=1993] E8 FGR=[YR=1993] S5 E20 N20 W20 S15\$ N4 W8 S4\$ N4 E8 N11 E20 N31\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W30 FEP=[YR=1993] W8 S13 E8 N13\$ S13 W8 S39 D2 R2 E6 R2 U2 N6 FOP=[YR=1993] E8 FGR=[YR=1993] S5 E20 N20 W20 S15\$ N4 W8 S4\$ N4 E8 N11 E20 N31\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	1.00