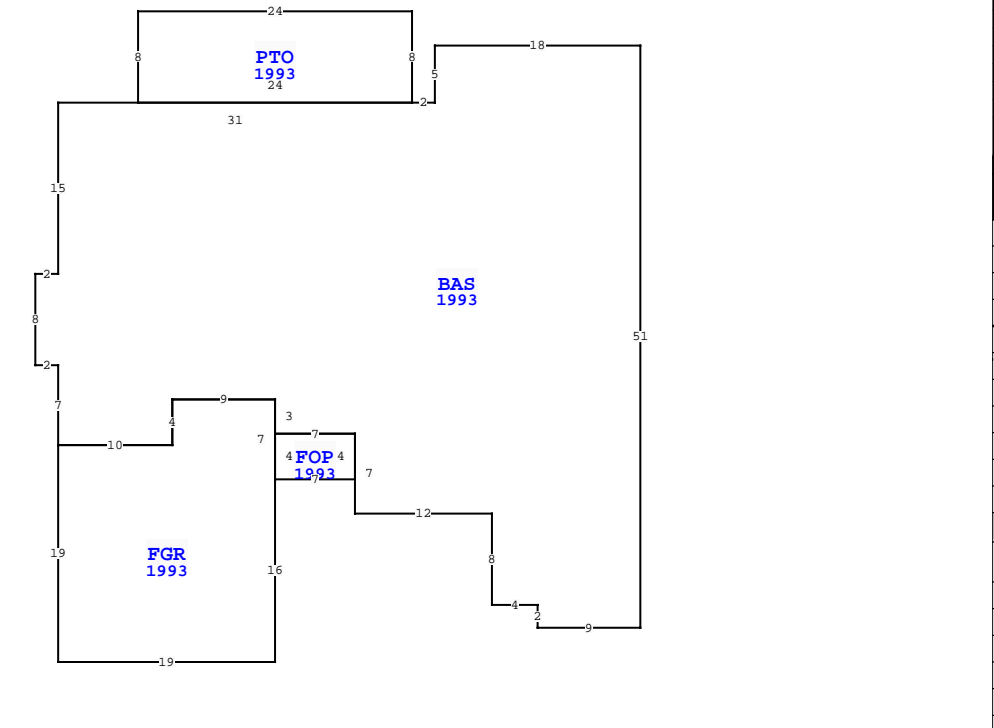


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,101	122.3922	161.56	339,438	1990	2000	0	0	0	11.60	88.40

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,063
TOTAL MARKET OB/XF VALUE		4,577
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		484,640
SOH/AGL Deduction		64,893
ASSESSED VALUE		419,747
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		369,025
TOTAL JUST VALUE		484,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,079



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	1,865	100	1993	1,865	266,357
FGR	397	55	1993	218	31,134
FOP	28	30	1993	8	1,142
PTO	192	5	1993	10	1,429
TOTALS	2,482			2,101	300,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121128	ROOF	13,960	06/14/2012
5633	NEW CONSTR	75,775	10/19/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0771	8/09/2021	WD Q	Q	I	01	450,000
GRANTOR: SINKOVITZ RICHARD D &						
GRANTEE: GANDARA MICHAEL A						
2169/0377	1/05/2018	WD Q	Q	I	01	275,000
GRANTOR: BROCK SCOTT W & VANES						
GRANTEE: SINKOVITZ RICHARD D						

EXTRA FEATURES		1511 INVERNESS RD, FERNANDINA BEACH																	
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	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0			765.00	SF	5.20	5.20	100	1990	1990	3	57	2,267	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W18 S5 W2 PTO=[YR=1993] N8 W24 S8 E24 \$ W31 S15 W2 S8 E2 S7 FGR=[YR=1993] S19 E19 N16 FOP=[YR=1993] E7 N4 W7 S4 \$ N7 W9 S4 W10 \$ E10 N4 E9 S3 E7 S7 E12 S8 E4 S2 E9 N51 \$	

LAND DESCRIPTION		TOTAL OB/XF 4,577																						
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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							