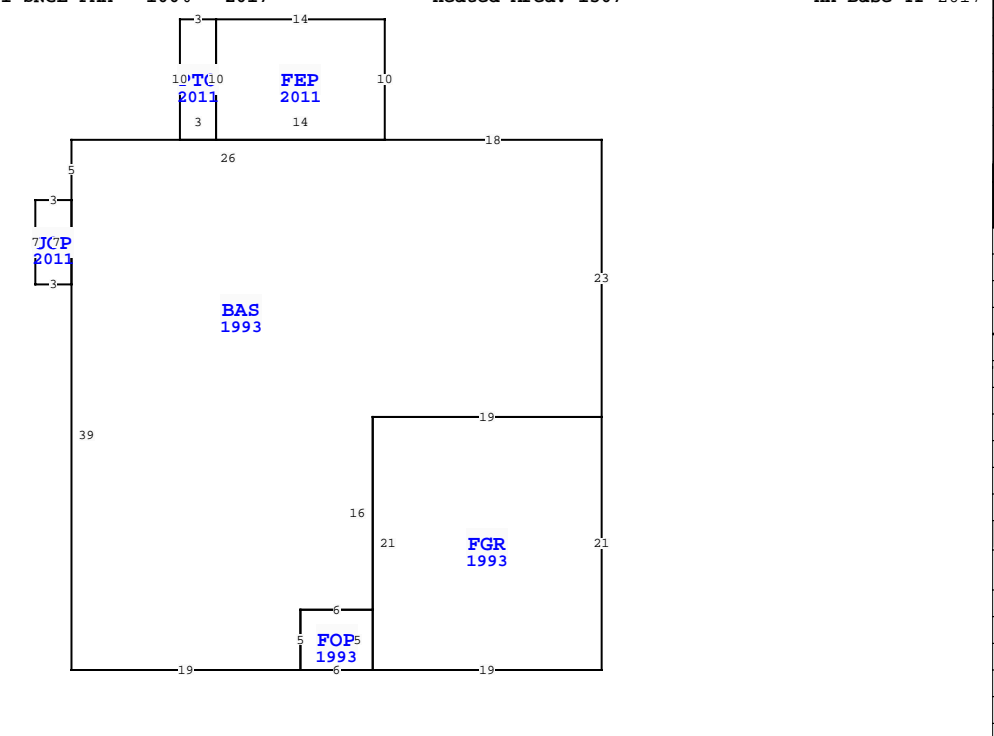


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,853	124.0827	163.79	303,503	1988	1988		0	0	16.78	83.22	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		252,575	
TOTAL MARKET OB/XF VALUE		4,899	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		437,474	
SOH/AGL Deduction		213,524	
ASSESSED VALUE		223,950	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		173,228	
TOTAL JUST VALUE		437,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,797	



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	1,507	100	1993	1,507	205,414
FEP	140	80	2011	112	15,266
FGR	399	55	1993	219	29,851
FOP	30	30	1993	9	1,227
PTO	30	5	2011	2	273
UOP	21	20	2011	4	545
TOTALS	2,127			1,853	252,575

1552 INVERNESS RD, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4597	NEW CONSTR	40,000	12/08/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2057/0155	6/30/2016	WD	Q	I	02	220,000
GRANTOR: BOWE MARTIN C &						
GRANTEE: SMITH JASON L & STA						
0766/1232	7/26/1996	WD	Q	I		90,000
GRANTOR: JOHNSON FAYE M						
GRANTEE: BOWE MARTIN C & WEN						

EXTRA FEATURES														TOTAL OB/XF		4,899	
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	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1988	1988	3	52	101	
2	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	100	1988	1988	3	52	1,644	
3	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1988	1988	3	52	270	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
5	0940	SHEDS/PORT	0	100	16	4	64.00	SF	18.30	18.30	100	2000	2000	3	20	234	
6	1242	WD DECK A	0	100	16	12	218.00	SF	10.00	10.00	100	2005	2005	3	22	480	

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W18 FEP=[YR=2011] N10 W14 PTO=[YR=2011] W3 S10 E3 N10\$ S10 E14 \$ W26 S5 UOP=[YR=2011] W3 S7 E3 N7\$ S39 E19 FOP=[YR=1993] E6FGR=[YR=1993] E19 N21 W19 S21\$ N5 W6 S5\$ N5 E6 N16 E19 N23\$.													

LAND DESCRIPTION														TOTAL OB/XF														4,899	
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												