

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 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	1,639	129.7338	171.25	280,679	1989	1989	0	0	16.00	84.00		
1 SNGL FAM - 0% - 2024 Heated Area: 1250 HX Base Yr													

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

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	1,250	100	1993	1,250	179,813
FGR	477	55	1993	262	37,689
FOP	52	30	1993	16	2,302
FOP	128	30	2002	38	5,467
FSP	182	40	1993	73	10,501
TOTALS	2,089			1,639	235,770

EXTRA FEATURES																	
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	0	0	0	733.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,077	

1512 INVERNESS RD, FERNANDINA BEACH													
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LAND DESCRIPTION																								
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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

TOTAL OB/XF														4,317									
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			235,770
TOTAL MARKET OB/XF VALUE			4,317
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			420,087
SOH/AGL Deduction			0
ASSESSED VALUE			420,087
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			420,087
TOTAL JUST VALUE			420,087
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070394	REPAIR/RRF	6,850	03/05/2007
B010199	ADDITION	4,000	02/08/2001
5106	NEW CONSTR	61,775	11/17/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1499	3/28/2018	WD	Q	I	01	240,000
GRANTOR: REAGIN EDNA G						
GRANTEE: BEAN BRADLEY M						
1177/1121	10/03/2003	WD	Q	I		156,000
GRANTOR: ADAMS JERRY L & REBEC						
GRANTEE: REAGIN WARREN W & E						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W13 FSP=[YR=1993] N9 W13 S2 FOP=[YR=2002] W20 S7 E10 U2 R2 E4 R2 D2 E2 N7\$ S11 D1 R1 E12 N5\$ S5 W12 L1 U1 N4 W2 U2 L2 W4 L2 D2 W10 S30 E14 FOP=[YR=1993] S4 E13 FGR=[YR=1993] S17 E19 N21 W6 N6 W13 S10\$ N4 W13\$ E13 N6 E13 S6 E6 N30\$.													