LOT 16
LAKEWOOD #4 PB 5/245

**LINEBERGER SABINA & IRA**
2102 INVERNESS RD
FERNANDINA BEACH, FL 32034

# 2025

**00-00-31-143B-0016-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

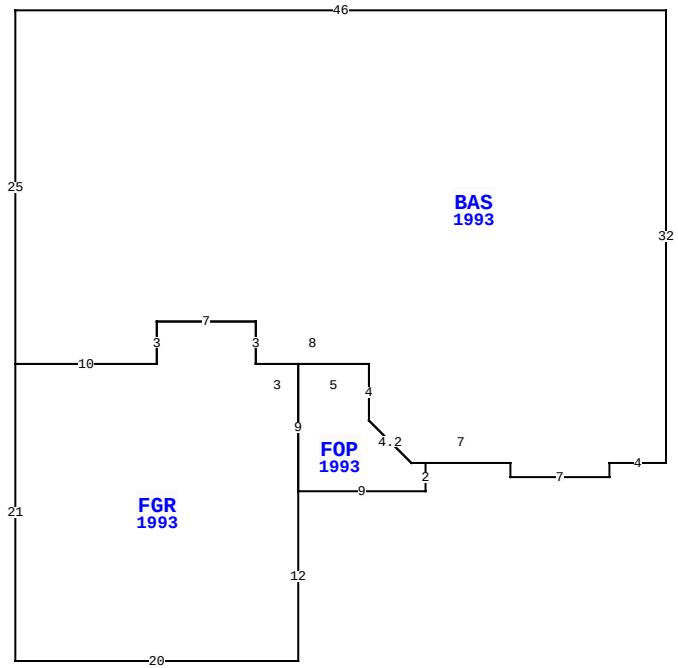
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,279 | 100 | 1993 | 1,279 | 196,297 |
| FGR | 441 | 55 | 1993 | 243 | 37,295 |
| FOP | 58 | 30 | 1993 | 17 | 2,609 |
| TOTALS | 1,778 | | | 1,539 | 236,200 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,539 | 131.3760 | 173.42 | 266,893 | 1993 | 2000 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SNGL FAM – 0% - 0 Heated Area: 1279 HX Base Yr




2102 INVERNESS RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 236,200 |
| TOTAL MARKET OB/XF VALUE | 9,716 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 425,916 |
| SOH/AGL Deduction | 80,524 |
| ASSESSED VALUE | 345,392 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 345,392 |
| TOTAL JUST VALUE | 425,916 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 400,121 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060745 | REMODEL | 8,000 | 04/13/2006 |
| 7426 | NEW CONSTR | 60,760 | 11/16/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2402/1984 | 9/30/2020 | WD | Q | I | 01 | 315,000 |
| GRANTOR: DUNMAN JOHN M & COURT | | | | | | |
| GRANTEE: LINEBERGER SABINA & | | | | | | |
| 1957/0830 | 1/13/2015 | WD | Q | I | 01 | 209,000 |
| GRANTOR: BUBENIK JOHN STEVEN | | | | | | |
| GRANTEE: DUNMAN JOHN M | | | | | | |

## BUILDING NOTES

## 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 | 0 | 0 | 0 | 1,045.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 64 | 2,675 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 72 | 2,520 | |
| 3 | 0755 | FSP | 0 | 0 | 10 | 12 | 120.00 | SF | 20.00 | 20.00 | 100 | 1995 | 1995 | 3 | 20 | 480 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 22 | 422 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 394.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 2,254 | |
| 6 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 60.00 | LF | 16.00 | 16.00 | 100 | 2012 | 2012 | 3 | 81 | 778 | |
| 7 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 17.00 | LF | 32.00 | 32.00 | 100 | 2012 | 2012 | 3 | 81 | 441 | |
| 8 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 180.00 | 180.00 | 100 | 2012 | 2012 | 3 | 81 | 146 | |

## BUILDING DIMENSIONS

BAS=[YR=1993] W46 S25 FGR=[YR=1993] S21 E20 N12 FOP=[YR=1993] E9 N2 W1 L3 U3 N4 W5 S9$ N9 W3 N3 W7 S3 W10$ E10 N3 E7 S3 E8 S4 D3 R3 E7 S1 E7 N1 E4 N32$.

## LAND DESCRIPTION

TOTAL OB/XF 9,716

| 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 | 0 | | 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 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS