LOT 18
IN OR 675 PG 763
LAKEWOOD #4 PB 5/245

WILLIAMSON ROBERT L & YONG SUN
PO BOX 15507
FERNANDINA BEACH, FL 32035-3109

2025

00-00-31-143B-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

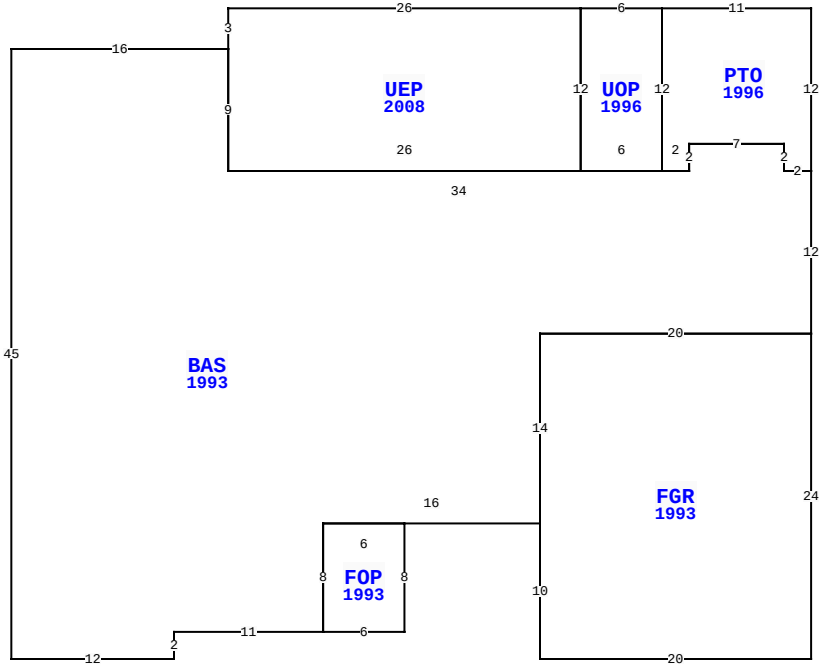
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,620	100	1993	1,620	221,967
FGR	480	55	1993	264	36,173
FOP	48	30	1993	14	1,918
PTO	118	5	1996	6	822
UEP	312	60	2008	187	25,622
UOP	72	20	1996	14	1,918
TOTALS	2,650			2,105	288,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,105	122.8430	162.15	341,326	1993	1993	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2011 Heated Area: 1620 HX Base Yr 2011



2122 INVERNESS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		288,420
TOTAL MARKET OB/XF VALUE		6,212
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		474,632
SOH/AGL Deduction		278,739
ASSESSED VALUE		195,893
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		140,171
TOTAL JUST VALUE		474,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090584	REPAIR/RRF	3,000	05/11/2009
B9610076	ADDITION	2,250	10/09/1996
7433	NEW CONSTR	74,955	11/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0679/0763	2/17/1993	WD	Q	I		89,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: WILLIAMSON ROBT & Y						
0671/1056	12/06/1992	WD	U	V		16,000
GRANTOR: SADLER DEV COMPANY						
GRANTEE: TREVETT HOMES INC						

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	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	1993	1993	3	64	287	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1993	1993	3	64	2,077	
4	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	100	1996	1996	3	70	473	
5	0476	VF 6 SBPL	0	100	0	0	66.00	LF	16.00	16.00	100	2012	2012	3	81	855	

BUILDING DIMENSIONS

PTO=[YR=1996] W11 UOP=[YR=1996] W6 UEP=[YR=2008] W26 S3 BAS=[YR=1993] W16 S45 E12 N2 E11 FOP=[YR=1993] E6 N8 W6 S8 $ N8 E16 FGR=[YR=1993] S10 E20 N24 W20 S14 $ N14 E20 N12 W2 N2 W7 S2 W34 N9 $ S9 E26 N12 $ S12 E6 N12 $ S12 E2 N2 E7 S2 E2 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 6,212

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	100		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 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS