



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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	1,453	100	1993	1,453	213,842
FGR	380	55	1993	209	30,759
FOP	101	30	1993	30	4,415
PTO	80	5	1993	4	589

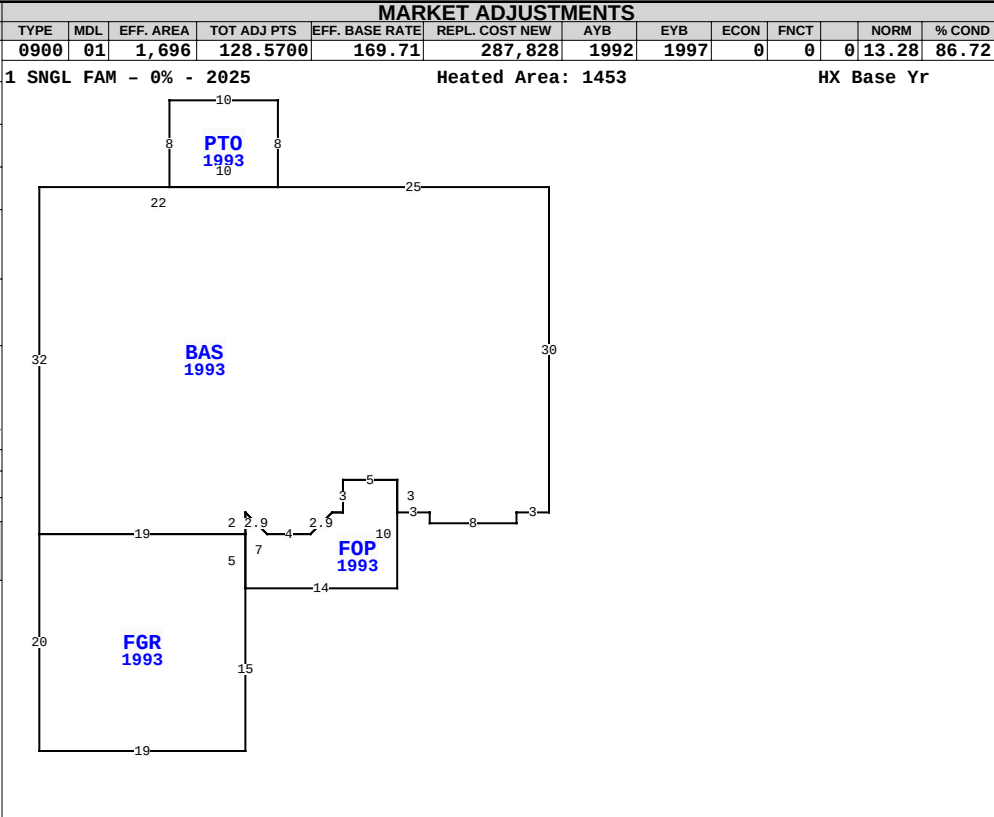
TOTALS	2,014			1,696	249,604
--------	-------	--	--	-------	---------

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	1992	1992	3	70	2,450	
2	0855	CONC PAVER	1	0	0	0	855.00	SF	10.00	10.00	100	2023	2023		100	8,550	
3	0861	POOL GUNIT	1	0	0	0	362.00	SF	85.00	85.00	100	2023	2023		98	30,155	
4	0855	CONC PAVER	1	0	0	0	982.00	SF	10.00	10.00	100	2023	2023		100	9,820	

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							



2152 INVERNESS RD, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTALS	2,014			1,696	249,604	05/01/2025	MLU
--------	-------	--	--	-------	---------	------------	-----

TOTAL OB/XF 50,975

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							

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		249,604
TOTAL MARKET OB/XF VALUE		50,975
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		480,579
SOH/AGL Deduction		0
ASSESSED VALUE		480,579
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		480,579
TOTAL JUST VALUE		480,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222457	SWIM POOL	0	10/21/2022
20100757	H/AC	1,500	05/07/2010
7218	NEW CONSTR	64,895	07/23/1992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222457	SWIM POOL	0	10/21/2022
20100757	H/AC	1,500	05/07/2010
7218	NEW CONSTR	64,895	07/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/565	5/15/2025	WD	Q	I	01	665,000
GRANTOR: SINNO MICHAEL A JR						
GRANTEE: MCAHON JESSICA J &						
2464/0722	5/19/2021	WD	Q	I	02	350,000
GRANTOR: VERRIER TRACEY HINES						
GRANTEE: SINNO MICHAEL A JR						

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[YR=1993] W25 PTO=[YR=1993] N8 W10 S8 E10\$ W22 S32
FGR=[YR=1993] S20 E19 N15 FOP=[YR=1993] E14 N10 W5 S3 W1 L2
D2 W4 U2 L2 S7\$ N5 W19\$ E19 N2 D2 R2 E4 U2 R2 E1 N3 E5
S3 E3 S1 E8 N1 E3 N30\$.