LOT 30
IN OR 2489/1088
LAKEWOOD #4 PB 5/245

2408 INVERNESS LLC
24 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

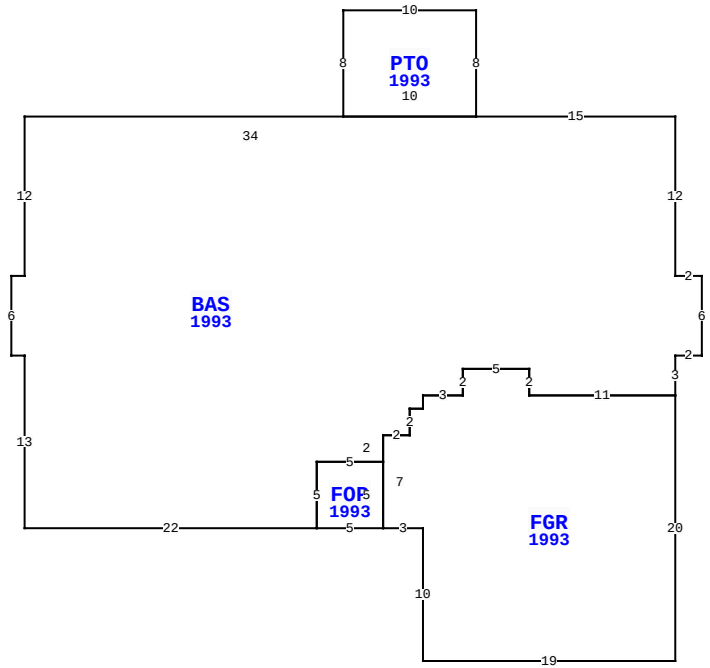
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,289	100	1993	1,289	193,294
FGR	413	55	1993	227	34,040
FOP	25	30	1993	8	1,200
PTO	80	5	1993	4	599
TOTALS	1,807			1,528	229,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,528	130.2030	171.87	262,617	1993	1998	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 0 Heated Area: 1289 HX Base Yr



2408 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	229,133
TOTAL MARKET OB/XF VALUE	2,331
TOTAL LAND VALUE - MARKET	198,000
TOTAL MARKET VALUE	429,464
SOH/AGL Deduction	12,135
ASSESSED VALUE	417,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	417,329
TOTAL JUST VALUE	429,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7718	NEW CONSTR	63,525	05/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2489/1088	8/19/2021	SW	U	I	11	100
GRANTOR: ANDERSON JON MICHAEL						
GRANTEE: 2408 INVERNESS LLC						
2073/1656	9/02/2016	SW	U	I	12	163,000
GRANTOR: GSMPS MORTGAGE LOAN T						
GRANTEE: ANDERSON JON MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N8 W10 S8 E10$ W34S12 W1 S6 E1 S13 E22 FOP=[YR=1993] E5 FGR=[YR=1993] E3 S10 E19 N20 W11 N2 W5 S2 W3 S1 W1 S2 W2 S7$ N5 W5 S5$ N5 E5 N2 E2 N2 E1 N1 E3 N2 E5 S2 E11 N3 E2 N6 W2 N12$.

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	0811	CONCRETE B	0	0	39	16	624.00	SF	5.20	5.20	100	1993	1993	3	64	2,077	
2	0810	CONCRETE A	0	0	0	0	61.00	SF	6.50	6.50	100	1993	1993	3	64	254	

LAND DESCRIPTION

TOTAL OB/XF 2,331

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	000134	C	RES POND	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS