LOT 31
IN OR 2054/1872
LAKEWOOD #4 PB 5/245

POPE PEPCI R & HEATHER T
2358 INVERNESS RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0031-0000

BUILDING CHARACTERISTICS

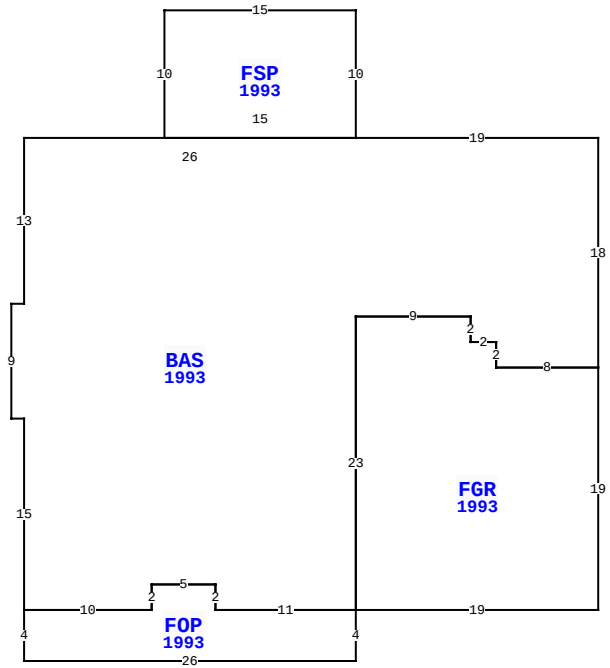
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,263	100	1993	1,263	184,511
FGR	401	55	1993	221	32,286
FOP	114	30	1993	34	4,967
FSP	150	40	1993	60	8,765
TOTALS	1,928			1,578	230,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,578	130.2030	171.87	271,211	1993	1993	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2017 Heated Area: 1263 HX Base Yr 2017



2358 INVERNESS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		230,529
TOTAL MARKET OB/XF VALUE		5,508
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		434,037
SOH/AGL Deduction		213,319
ASSESSED VALUE		220,718
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,996
TOTAL JUST VALUE		434,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101350	REPAIR/RRF	6,000	08/16/2010
7572	NEW CONSTR	53,205	03/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2054/1872	6/06/2016	WD	Q	I	01	207,500
GRANTOR: MCCLENDON DONNA S & T						
GRANTEE: POPE PEPCI R & HEAT						
1511/1519	7/11/2007	QC	Q	I	01	113,500
GRANTOR: MCCLENDON DONNA S						
GRANTEE: MCCLENDON DONNA S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] N10 W15 S10 E15$ W26 S13 W1 S9 E1 S15 FOP=[YR=1993] S4 E26 N4 FGR=[YR=1993] E19 N19 W8 N2 W2 N2W9 S23$ W11 N2 W5 S2 W10$ E10 N2 E5 S2 E11 N23 E9 S2 E2 S2 E8 N18$.

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	100	44	16	704.00	SF	5.20	5.20	100	1993	1993	3	64	2,343	
2	0810	CONCRETE A	0	100	0	0	59.00	SF	6.50	6.50	100	1993	1993	3	64	245	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
4	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	1996	1996	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 5,508

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	100		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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS