LOT 32
IN OR 685/1334
LAKEWOOD #4 PB 5/245

COX STEPHEN E
2348 INVERNESS RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

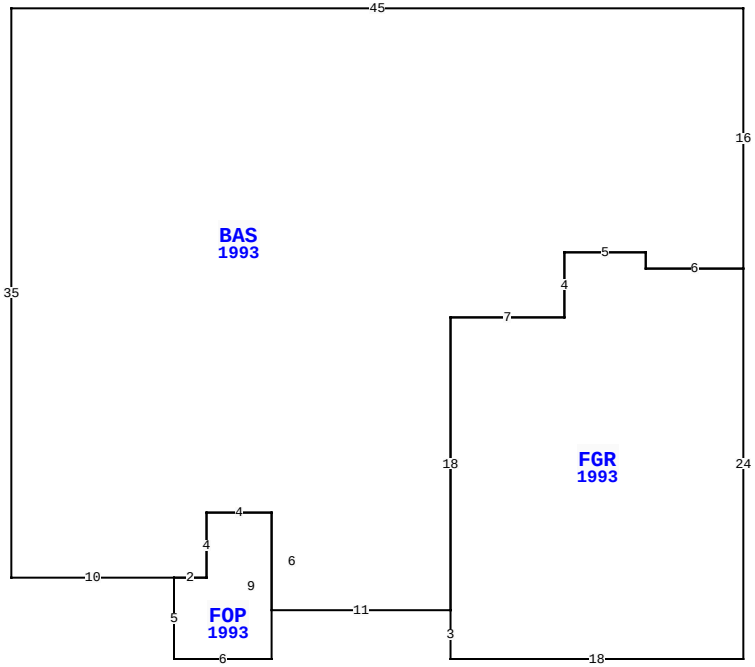
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,255	100	1993	1,255	181,359
FGR	416	55	1993	229	33,092
FOP	46	30	1993	14	2,023
TOTALS	1,717			1,498	216,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,498	128.7954	170.01	254,675	1993	1993	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1994 Heated Area: 1255 HX Base Yr 1994



2348 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		216,474
TOTAL MARKET OB/XF VALUE		8,408
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		422,882
SOH/AGL Deduction		298,687
ASSESSED VALUE		124,195
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,473
TOTAL JUST VALUE		422,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8124	SWIM POOL	4,200	02/02/1994
7625	NEW CONSTR	62,550	04/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0685/1334	7/28/1993	WD	Q	I		72,600
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: COX STEPHEN E						
0679/0208	4/16/1993	WD	U	V	09	58,000
GRANTOR: SADLER DEV COMPANY						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S35 E10 FOP=[YR=1993] S5 E6 N9 W4 S4 W2 $ E2 N4 E4 S6 E11 FGR=[YR=1993] S3 E18 N24 W6 N1 W5 S4 W7 S18 $ N18 E7 N4 E5 S1 E6 N16 $.

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	39	16	624.00	SF	5.20	5.20	100	1993	1993	3	64	2,077	
2	0810	CONCRETE A	0	100	27	2	54.00	SF	6.50	6.50	100	1994	1994	3	66	232	
3	0861	POOL GUNIT	0	100	0	0	96.00	SF	85.00	85.00	100	1994	1994	3	20	1,632	
4	0845	KOOL DECK	0	100	0	0	460.00	SF	7.25	7.25	100	1994	1994	3	66	2,201	
5	0845	KOOL DECK	0	100	0	0	264.00	SF	7.25	7.25	100	1994	1994	3	66	1,263	
6	0845	KOOL DECK	0	100	0	0	147.00	SF	7.25	7.25	100	1994	1994	3	66	703	
7	0940	SHEDS/PORT	0	100	10	5	50.00	SF	30.00	30.00	100	1993	1993	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 8,408

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