LOT 35
LAKEWOOD #4 PB 5/245

MARTIN LUCIA L/E/
2318 INVERNESS RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0035-0000

BUILDING CHARACTERISTICS

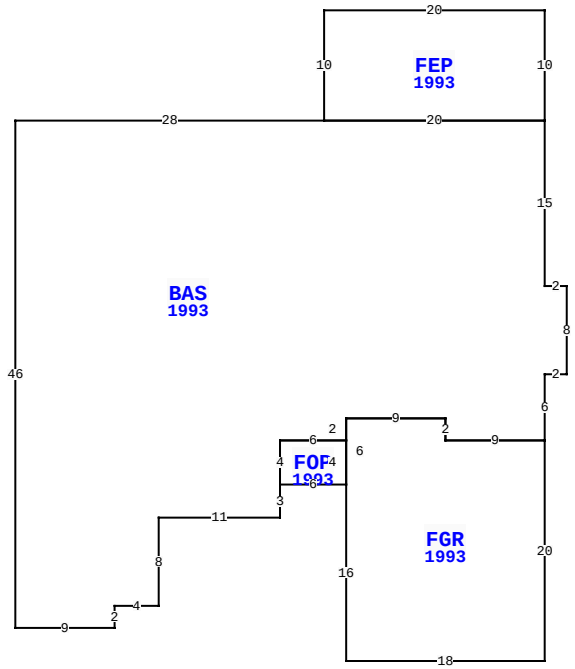
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,680	100	1993	1,680	225,862
FEP	200	80	1993	160	21,511
FGR	378	55	1993	208	27,964
FOP	24	30	1993	7	941
TOTALS	2,282			2,055	276,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,055	120.8144	159.48	327,731	1991	1991	0	0	0	15.70	84.30

1 SNGL FAM – 100% - 2021 Heated Area: 1680 HX Base Yr 2021



2318 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		276,277
TOTAL MARKET OB/XF VALUE		5,377
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		479,654
SOH/AGL Deduction		244,594
ASSESSED VALUE		235,060
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		179,338
TOTAL JUST VALUE		479,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051178	REPAIR/RRF	2,400	02/04/2005
7407	REMODEL	700	10/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/68	7/02/2025	LE	U	I	11	100
GRANTOR: MARTIN LUCIA						
GRANTEE: KELLY ALEXANDRA MAR						
2144/1602	8/31/2017	WD	Q	I	01	265,500
GRANTOR: ROLAND BILLY G & DEBO						
GRANTEE: MARTIN LUCIA & RICH						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W20 S10 BAS=[YR=1993] W28 S46 E9 N2 E4 N8 E11 N3 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E18 N20 W9 N2 W9 S6 $ N4 W6 S4 $ N4 E6 N2 E9 S2 E9 N6 E2 N8 W2 N15 W20 $ E20 N10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	891.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,757	
3	0940	SHEDS/PORT	0	100	10	4	40.00	SF	30.00	30.00	100	1992	1992	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 5,377

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