

LOT 36
IN OR 1740/310
LAKEWOOD #4 PB 5/245

CONSTANT JASON A & BERNADETTE
1047 OLD VALLEY FORGE RD
KING OF PRUSSIA, PA 19406

2025

00-00-31-143B-0036-0000



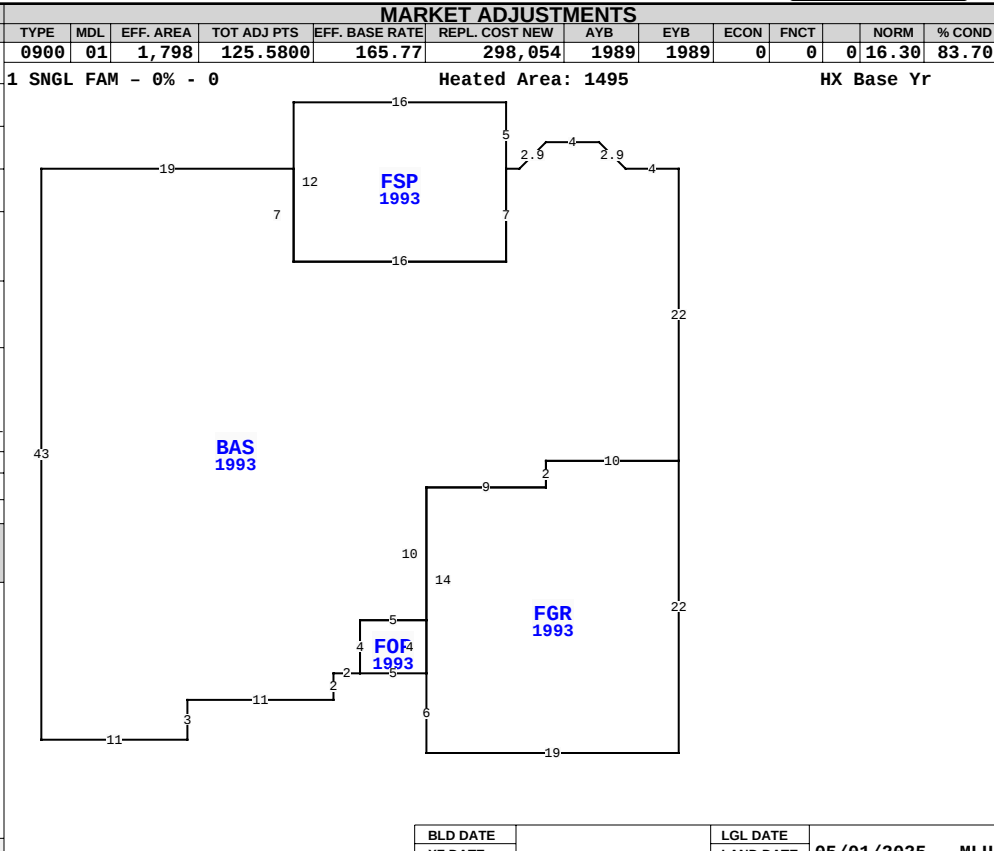
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,495	100	1993	1,495	207,430
FGR	400	55	1993	220	30,525
FOP	20	30	1993	6	833
FSP	192	40	1993	77	10,683
TOTALS	2,107			1,798	249,471

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	718.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		R-1	0.00	0.00	1.00



2308 INVERNESS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
4,275									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	249,471		
TOTAL MARKET OB/XF VALUE	4,275		
TOTAL LAND VALUE - MARKET	198,000		
TOTAL MARKET VALUE	451,746		
SOH/AGL Deduction	11,545		
ASSESSED VALUE	440,201		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	440,201		
TOTAL JUST VALUE	451,746		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	423,713		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101297	REPAIR/RRF	5,700	08/05/2010
5505	NEW CONSTR	66,120	08/02/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1740/0310	5/23/2011	QC	U	I	11	100
GRANTOR: CONSTANT CHARLES E						
GRANTEE: CONSTANT JASON A &						
1318/1800	5/20/2005	WD	Q	I		215,000
GRANTOR: KOLIAS GEORGE C & GLO						
GRANTEE: CONSTANT CHARLES E						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W4 U2 L2 W4 D2 L2 W1 FSP=[YR=1993] N5 W16 S12 E16 N7 \$ S7 W16 N7 W19 S43 E11 N3 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N22 W10 S2 W9 S14 \$ N4 W5 S4 \$ N4 E5 N10 E9 N2 E10 N22 \$.									