LOT 39
IN OR 2190/180
LAKEWOOD #4 PB 5/245

JOHNSON ANTHONY W/JEFFERSON DAPHNE Y
9148 STONE GARDEN DR
LORTON, VA 22079

2025

00-00-31-143B-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

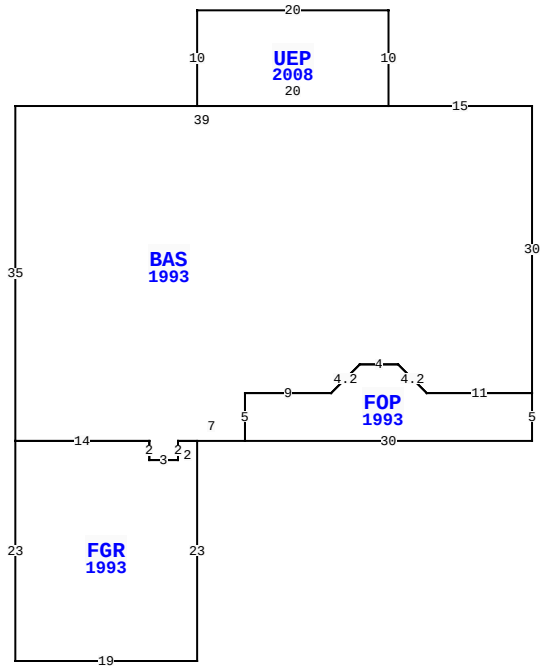
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,725	100	1993	1,725	240,949
FGR	431	55	1993	237	33,105
FOP	171	30	1993	51	7,124
UEP	200	60	2008	120	16,762
TOTALS	2,527			2,133	297,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,133	120.5890	159.18	339,531	1989	1999	0	0	0	12.25	87.75

1 SNGL FAM – 0% - 0 Heated Area: 1725 HX Base Yr



2161 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	297,938
TOTAL MARKET OB/XF VALUE	4,394
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	482,332
SOH/AGL Deduction	87,606
ASSESSED VALUE	394,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,726
TOTAL JUST VALUE	482,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081399	XFOB	13,480	09/09/2008
20070410	REPAIR/RRF	3,500	03/08/2007
20062675	REPAIR/RRF	1,880	12/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/0180	3/23/2018	WD	Q	I	02	275,000
GRANTOR: JACOBS JOHN H						
GRANTEE: JOHNSON ANTHONY W &						
2001/0405	8/27/2015	WD	Q	I	01	235,500
GRANTOR: CARTER PETER						
GRANTEE: JACOBS JOHN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UEP=[YR=2008] N10 W20 S10 E20 $ W39 S35
FGR=[YR=1993] S23 E19 N23 W2 S2 W3 N2 W14$ E14 S2 E3 N2 E7
FOP=[YR=1993] E30 N5 W11 U3 L3 W4 L3 D3 W9 S5 $ N5 E9 U3
R3 E4 R3 D3 E11N30 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	0	0	0	760.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,154	

LAND DESCRIPTION

TOTAL OB/XF 4,394

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	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS