



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	1,643	100	1993	1,643	225,260
FGR	420	55	1993	231	31,671
FOP	35	30	1993	10	1,371
PTO	176	5	1993	9	1,234
TOTALS	2,274			1,893	259,536

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	762.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,893	124.1954	163.94	310,338	1991	1991	0	0	0	16.37	83.63
1 SNGL FAM - 100% - 2025 Heated Area: 1643 HX Base Yr 2025												
2151 INVERNESS RD, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/01/2025 MLU												

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2			Tax Dist:		
BUILDING MARKET VALUE			259,536		
TOTAL MARKET OB/XF VALUE			4,738		
TOTAL LAND VALUE - MARKET			180,000		
TOTAL MARKET VALUE			444,274		
SOH/AGL Deduction			0		
ASSESSED VALUE			444,274		
TOTAL EXEMPTION VALUE			HX HB 50,722		
BASE TAXABLE VALUE			393,552		
TOTAL JUST VALUE			444,274		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			415,771		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062478	REPAIR/RRF	250	11/07/2006
20062246	REMODEL	4,884	09/28/2006
20062247	REPAIR/RRF	4,998	09/28/2006
6440	NEW CONSTR	45,000	03/26/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/1784	5/17/2024	WD	Q	I	01	490,000
GRANTOR: MILES KEVIN C & REBEC						
GRANTEE: LAWRENCE AMANDA KRU						
2179/0729	2/22/2018	WD	Q	I	01	279,000
GRANTOR: KILLEN K ALAN & SHANN						
GRANTEE: MILES KEVIN C & REB						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W21 PT0=[YR=1993] N8 U4 L4 W8 D4 L4 S8 E16\$ W16 N8 W15 S13 W3 S15 E3 S11 E13 N2 E11 FOP=[YR=1993] E7 FGR=[YR=1993] S20 E20 N21 W20 S1\$ N5 W7 S5\$ N5 E7 S4 E21 N28\$.									

LAND DESCRIPTION					TOTAL OB/XF										4,738										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000								
FILETIME: 2010/10/22 09:00 BY: FHS F: 1.00 E: 1.00 W: 1.00 S: 1.00 G: 1.00 D: 1.00 C: 1.00 R: 1.00 L: 1.00																									