LOT 41
IN OR 1150/1518
LAKEWOOD #4 PB 5/245

HOLBROOK GARRY W
2141 INVERNESS RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0041-0000

BUILDING CHARACTERISTICS

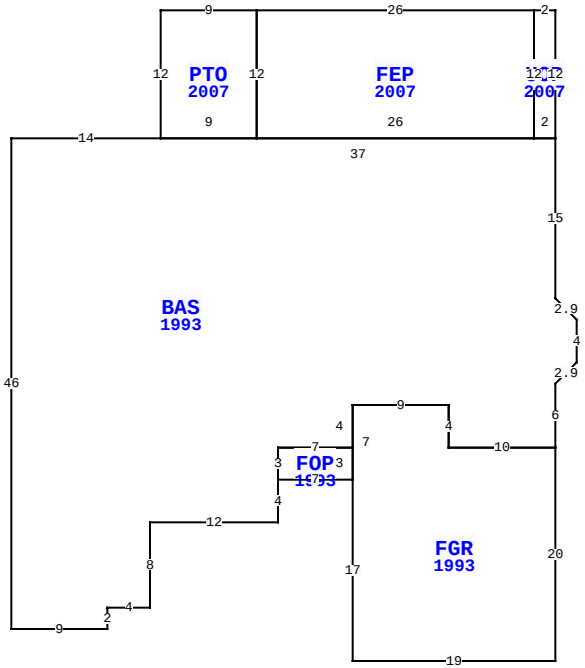
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,752	100	1993	1,752	251,060
FEP	312	80	2007	250	35,825
FGR	416	55	1993	229	32,815
FOP	21	30	1993	6	860
PTO	108	5	2007	5	716
UOP	24	20	2007	5	716
TOTALS	2,633			2,247	321,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,247	126.6748	167.21	375,721	1990	1995	0	0	0	14.30	85.70

1 SNGL FAM – 100% - 2004 Heated Area: 1752 HX Base Yr 2004



2141 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		321,993
TOTAL MARKET OB/XF VALUE		4,426
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		506,419
SOH/AGL Deduction		300,341
ASSESSED VALUE		206,078
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		150,356
TOTAL JUST VALUE		506,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101786	REMODEL	7,245	10/18/2010
20101047	REPAIR/RRF	0	06/25/2010
20062037	REPAIR/RRF	6,200	09/01/2006
5665	NEW CONSTR	78,575	10/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1150/1518	7/03/2003	WD	Q	I		177,000
GRANTOR: ALBRITTON JOHNNY JR &						
GRANTEE: HOLBROOK GARRY W &						
0982/0603	4/19/2001	WD	Q	I		150,000
GRANTOR: DAMATO FRANK P & JENN						
GRANTEE: ALBRITTON JOHNNY JR						

BUILDING NOTES

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	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	714.00	SF	5.20	5.20	100	1990	1990	3	57	2,116	

BUILDING DIMENSIONS

UOP=[YR=2007] W2 FEP=[YR=2007] W26 PTO=[YR=2007] W9 S12
BAS=[YR=1993] W14 S46 E9 N2 E4 N8 E12 N4 FOP=[YR=1993] E7
FGR=[YR=1993] S17 E19 N20 W10 N4 W9 S7 $ N3 W7 S3 $ N3 E7 N4
E9 S4 E10 N6 R2 U2 N4 U2 L2 N15 W37$ E9 N12$ S12 E26 N12$
S12 E2 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,426

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	100		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