LOT D
IN OR 1784/1281
LISA PARK PB 5/45

WILKING JOSEPH PETER & AMY ELIZABETH
1551 LISA AVENUE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1448-000D-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

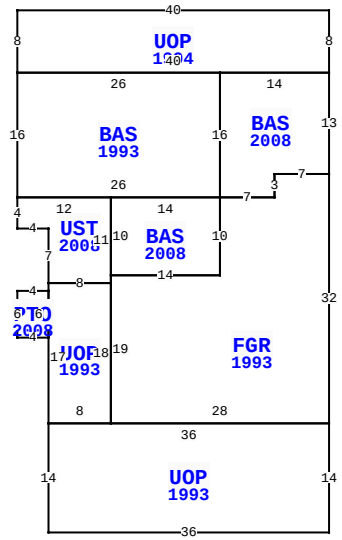
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 18 | SLATE 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 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1040.00 | |

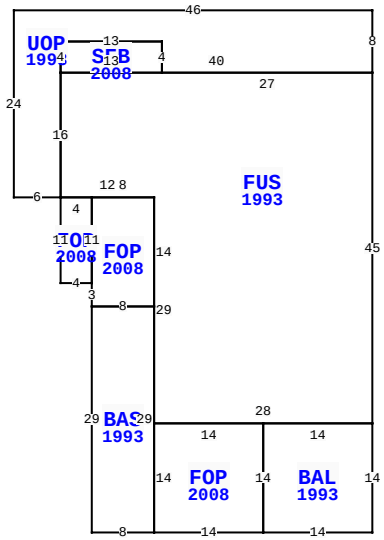
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 196 | 15 | 1993 | 29 | 2,880 |
| BAS | 232 | 100 | 1993 | 232 | 23,040 |
| BAS | 416 | 100 | 1993 | 416 | 41,314 |
| BAS | 140 | 100 | 2008 | 140 | 13,904 |
| BAS | 203 | 100 | 2008 | 203 | 20,160 |
| FGR | 693 | 55 | 1993 | 381 | 37,838 |
| FOP | 44 | 30 | 2008 | 13 | 1,291 |
| FOP | 112 | 30 | 2008 | 34 | 3,377 |
| FOP | 196 | 30 | 2008 | 59 | 5,859 |
| FUS | 1,504 | 100 | 1993 | 1,504 | 149,366 |
| TOTALS | 5,348 | | | 3,388 | 336,469 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,388 | 94.0424 | 124.14 | 420,586 | 1984 | 1984 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SNGL FAM – 100% - 1997 Heated Area: 2537 HX Base Yr 1997




** This building has 17 Sub-Areas

1551 LISA AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 336,469 |
| TOTAL MARKET OB/XF VALUE | | 14,437 |
| TOTAL LAND VALUE - MARKET | | 400,000 |
| TOTAL MARKET VALUE | | 750,906 |
| SOH/AGL Deduction | | 540,872 |
| ASSESSED VALUE | | 210,034 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 159,312 |
| TOTAL JUST VALUE | | 750,906 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 735,341 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120354 | WINDOW REPLACEMEN | 600 | 03/05/2012 |
| 20120322 | EXTEND FENCE | 500 | 02/29/2012 |
| 20120273 | SPRNKLR TO WELL | 300 | 02/21/2012 |
| 20112149 | HEAT PUMP | 8,000 | 11/30/2011 |
| 20112038 | SPRAY FOAM INSULA | 1,900 | 11/15/2011 |
| 20111843 | SOLAR ELECTRIC | 6,200 | 10/12/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1784/1281 | 3/14/2012 | QC | U | I | 11 | 47,000 |
| GRANTOR: WILKING JOSEPH PETER | | | | | | |
| GRANTEE: WILKING JOSEPH PETE | | | | | | |
| 0763/0906 | 6/21/1996 | WD | Q | I | | 150,000 |
| GRANTOR: RAINEY STEPHEN R & SH | | | | | | |
| GRANTEE: WILKING JOSEPH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1994] W40 S8 BAS=[YR=1993] S16 UST=[YR=2008] S4 E4 S7 UOP=[YR=1993] S1 PTO=[YR=2008] W4 S6 E4 N6$ S17 UOP=[YR=1993] S14 E36 N14 FGR=[YR=1993] N32 BAS=[YR=2008] N13 W14 S16 E7 N3 E7$ W7 S3 W7 BAS=[YR=2008] W14 S10 E14 N10$ S10 W14 S19 E28$ W36$ E8 N18 W8$ E8 N11 W12$ E26 N16 W26$ E40 N8$ PTR=E30 UOP=[YR=1993] E46 S8 FUS=[YR=1993] S45 BAL=[YR=1993] S14 W14 FOP=[YR=2008] W14 BAS=[YR=1993] W8 N29 FOP=[YR=2008] N3 FOP=[YR=2008] W4 N11 E4 S11$ N11 E8 S14 W8$ E8 S29$ N14 E14 S14$ N14 E14$ W28 N29 W12 N16 SFB=[YR=2008] E13 N4 W13 S4$ N4 E13 S4 E27$ W40 S16 W6 N24$ W30$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 957.00 | SF | 5.20 | 5.20 | 100 | 1984 | 1984 | 3 | 41 | 2,040 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 54 | 1,890 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 30 | 15 | 450.00 | SF | 85.00 | 85.00 | 100 | 1994 | 1994 | 3 | 20 | 7,650 | |
| 4 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 597.00 | SF | 7.25 | 7.25 | 100 | 1994 | 1994 | 3 | 66 | 2,857 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,437

| 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 | 0006 | R-1 | 65.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 400,000.00 | 400,000.00 | 400,000 | | | | | | | |

REVIEW DATE 12/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS