



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units	0	100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
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
BAS	864	100	1993	864	124,359
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FCP	576	25	2013	144	20,726
FOP	192	30	1993	58	8,349
FOP	288	30	2013	86	12,378
UGR	747	45	1993	336	48,362
UOP	96	20	2013	19	2,735
UST	117	45	1993	53	7,629
TOTALS	3,744			2,424	348,896

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,424	116.6200	153.94	373,151	1982	2010	0	0	6.50	93.50
1 SNGL FAM - 100% - 2023 Heated Area: 1728 HX Base Yr 2023											
241212241211991327243648483612882412 FOP 2013 UST 1993 FCP 2013 UGR 1993 361224361224882412 BAS 1993 FOP 1993 UOP 2013											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				348,896		
TOTAL MARKET OB/XF VALUE				6,103		
TOTAL LAND VALUE - MARKET				400,000		
TOTAL MARKET VALUE				754,999		
SOH/AGL Deduction				102,484		
ASSESSED VALUE				652,515		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				601,793		
TOTAL JUST VALUE				754,999		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				738,536		

EXTRA FEATURES										1529 LISA AVE, FERNANDINA BEACH				XF DATE		LAND DATE	
										INC DATE				AG DATE			
L N	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	0812	CONCRETE C	0	100	46	24	1,104.00	SF	4.00	4.00	100	1982	1982	3	35	1,546	
2	0811	CONCRETE B	0	100	0	0	748.00	SF	5.20	5.20	100	1982	1982	3	35	1,361	
3	0810	CONCRETE A	0	100	0	0	114.00	SF	6.50	6.50	100	1995	1995	3	68	504	
4	1242	WD DECK A	0	100	0	0	828.00	SF	12.50	12.50	100	1990	1990	3	20	2,070	
5	1241	WD DECK G	0	100	24	8	192.00	UT	11.50	11.50	100	1982	1982	3	20	442	
6	1242	WD DECK A	0	100	11	3	33.00	SF	10.00	10.00	100	1990	1990	3	20	66	
7	1242	WD DECK A	0	100	19	3	57.00	SF	10.00	10.00	100	1990	1990	3	20	114	