BLOCK 12 LOT 4
THE PARK PB 4/28

BROCATO ANTHONY
P O BOX 181057
DENVER, CO 80218

2025

00-00-31-1630-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

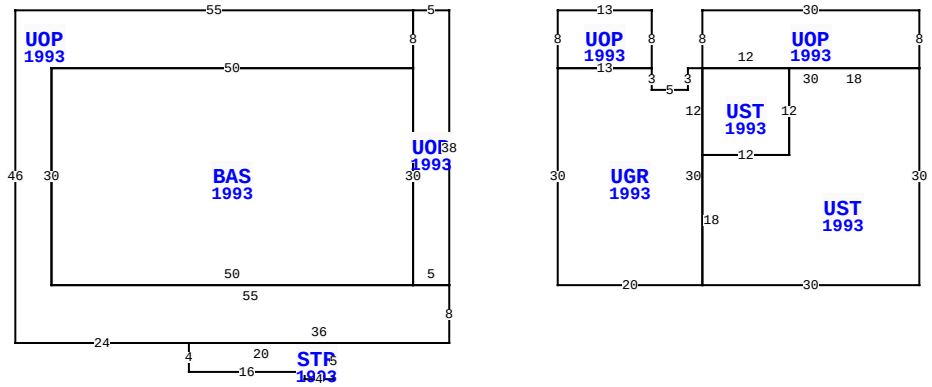
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 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	1,500	100	1993	1,500	176,677
STR	84	10	1993	8	942
UGR	585	45	1993	263	30,978
UOP	104	20	1993	21	2,473
UOP	190	20	1993	38	4,476
UOP	240	20	1993	48	5,654
UOP	1,070	20	1993	214	25,206
UST	144	45	1993	65	7,656
UST	756	45	1993	340	40,047
TOTALS	4,673			2,497	294,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,497	105.6000	139.39	348,057	1983	1993	0	0	0	15.50	84.50

1 SNGL FAM – 0% - 0 Heated Area: 1500 HX Base Yr



1631 LISA AVE, FERNANDINA BEACH

BLD DATE	03/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	294,108
TOTAL MARKET OB/XF VALUE	19,086
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	713,194
SOH/AGL Deduction	31,308
ASSESSED VALUE	681,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	681,886
TOTAL JUST VALUE	713,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	699,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090866	XFOB	3,625	07/02/2009
20080646	XFOB	13,000	04/22/2008
20071359	H/AC	9,800	07/23/2007
20041916	REPAIR/RRF	5,000	10/19/2004
20032987	REPAIR/RRF	2,000	04/22/2003
4846	SWIM POOL	17,900	05/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/0002	11/10/2020	WD	Q	I	01	515,000
GRANTOR: GIBSON SARAH R						
GRANTEE: BROCATO ANTHONY						
1514/0410	7/23/2007	WD	Q	I		400,000
GRANTOR: VURNAKES ROBERT T & B						
GRANTEE: GIBSON SARAH R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5 UOP=[YR=1993] W55 S46 E24 STR=[YR=1993] S4E16S1E4N5W20$ E36N8 W55 N30 E50 N8$ S8 BAS=[YR=1993] W50 S30 E50 N30$ S30 E5 N38$ PTR= E15 UOP=[YR=1993] E13 S8 UGR=[YR=1993] S3 E5 N3 E2 UOP=[YR=1993] N8E30 S8 UST=[YR=1993] S30 W30 N18 UST=[YR=1993] N12 E12 S12 W12 $ E12 N12 E18 $ W30 $ S30 W20 N30 E13 $ W13 N8 $ W15 $.

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	1983	1983	3	51.5	1,803	
2	0810	CONCRETE A	0	0	54	16	864.00	SF	6.50	6.50	100	1985	1985	3	44	2,471	
3	0845	KOOL DECK	0	0	104	6	624.00	SF	7.25	7.25	100	1988	1988	3	52	2,352	
4	0861	POOL GUNIT	0	0	34	18	612.00	SF	85.00	85.00	100	1988	1988	3	20	10,404	
5	0820	WOOD WALK	0	0	19	4	76.00	SF	11.75	11.75	100	1985	1985	3	40	357	
6	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2007	2007	3	27	270	
7	1242	WD DECK A	0	0	0	0	276.00	SF	10.00	10.00	100	2007	2007	3	27	745	
8	0476	VF 6 SBPL	0	0	0	0	23.00	LF	32.00	32.00	100	2006	2006	3	66	486	
9	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198	

TOTAL OB/XF 19,086

LAND DESCRIPTION

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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 10/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS