BLOCK 12 LOT 6
IN OR 1578/1222
THE PARK PB 4/28

HAMBROCK IRENE
1719 LISA AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1630-0012-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	06	MANSARD 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	3.5	3.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

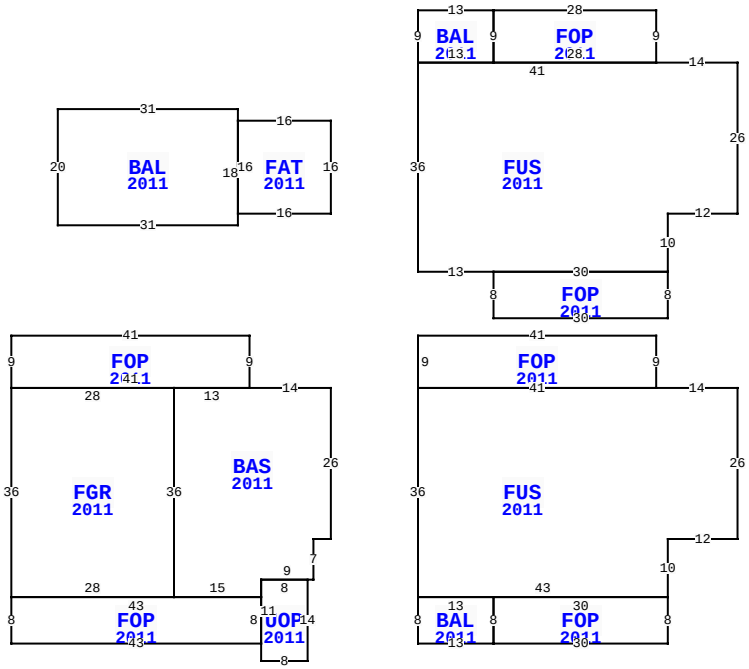
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	104	15	2011	16	2,525
BAL	117	15	2011	18	2,841
BAL	620	15	2011	93	14,675
BAS	915	100	2011	915	144,386
FAT	256	20	2011	51	8,048
FGR	1,008	55	2011	554	87,421
FOP	240	30	2011	72	11,361
FOP	240	30	2011	72	11,361
FOP	252	30	2011	76	11,993
FOP	344	30	2011	103	16,253
TOTALS	8,666			5,934	936,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,934	127.3808	168.14	997,743	2011	2011	0	0	0	6.15	93.85

1 SNGL FAM – 100% - 2012 Heated Area: 4686 HX Base Yr 2012



** This building has 15 Sub-Areas

1719 LISA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		936,382
TOTAL MARKET OB/XF VALUE		71,176
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,407,558
SOH/AGL Deduction		703,557
ASSESSED VALUE		704,001
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		653,279
TOTAL JUST VALUE		1,407,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,365,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111816	REPAIR/RRF	1,000	10/10/2011
20111603	XFOB	1,500	09/12/2011
20111013	OTHER	350	06/21/2011
20110215	DEMOLITION	600	02/15/2011
20110214	SWIM POOL	30,000	02/09/2011
20110215	DEMOLITION	0	02/09/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1578/1222	7/25/2008	WD	Q	I		272,500
GRANTOR: BOERS JAN ERIK & PAME						
GRANTEE: HAMBROCK IRENE						
1344/0591	8/23/2005	WD	Q	I		350,000
GRANTOR: SWEAT DALE L						
GRANTEE: BOERS JAN ERIK & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 FOP=[YR=2011] N9W41S9 FGR=[YR=2011] S36 FOP=[YR=2011] S8E43 UOP=[YR=2011] S3E8N14W8S11$ N8W43$ E28N36W28$ E41$ W13S36E15N3E9 N7E3N26$ PTR=E15 FUS=[YR=2011] S36 BAL=[YR=2011] S8E13 FOP=[YR=2011] E30N8W30 S8$ N8W13$ E43N10E12N26W14 FOP=[YR=2011] N9W41S9E41$ W41$ W15$ PTR=E15N20 FUS=[YR=2011] E13 FOP=[YR=2011] S8E30N8W30$ E30N10 E12 N26W14 FOP=[YR=2011] N9W28 BAL=[YR=2011] W13S9E13N9$ S9E28$ W41S36$ S20 W15$ PTR=N30 FAT=[YR=2011] N16W16 BAL=[YR=2011] N2W31S20E31N18$ S16E16 $ S30$.

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	13,260.00	13,260.00	100	2011	2011	3	100	13,260	
2	0835	QUARY TILE	0	100	0	0	968.00	SF	10.00	10.00	100	2011	2011	3	91	8,809	
3	0835	QUARY TILE	0	100	0	0	284.00	SF	10.00	10.00	100	2011	2011	3	91	2,584	
4	1134	LANDSCP BL	0	100	175	4	700.00	SF	3.30	3.30	100	2011	2011	3	98	2,264	
5	0861	POOL GUNIT	0	100	50	12	600.00	SF	85.00	85.00	100	2011	2011	3	60	30,600	
6	0845	KOOL DECK	0	100	0	0	650.00	SF	15.73	15.73	100	2011	2011	3	91	9,306	
7	0462	ST/AL FNC	0	100	174	4	696.00	SF	10.00	10.00	100	2011	2011	3	60	4,176	
8	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	2011	2011	3	91	177	

LAND DESCRIPTION

TOTAL OB/XF 71,176

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS