BLOCK 12 LOT 12
THE PARK PB 4/28

GALLERIZZO JOSEPH A &/DODGE SUSAN L
1751 LISA AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1630-0012-0120

BUILDING CHARACTERISTICS

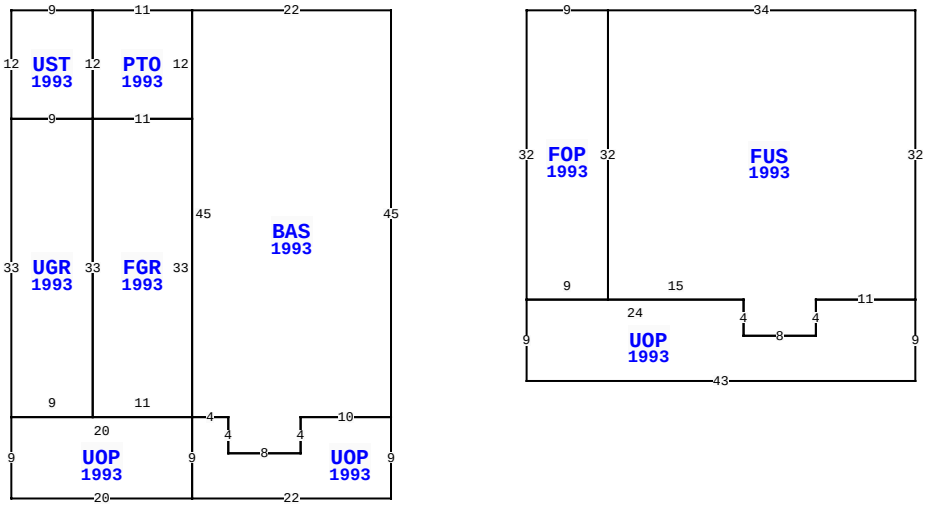
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	1,022	100	1993	1,022	90,951
FGR	363	55	1993	200	17,799
FOP	288	30	1993	86	7,653
FUS	1,120	100	1993	1,120	99,672
PTO	132	5	1993	7	623
UGR	297	45	1993	134	11,925
UOP	166	20	1993	33	2,936
UOP	180	20	1993	36	3,204
UOP	355	20	1993	71	6,318
UST	108	45	1993	49	4,361
TOTALS	4,031			2,758	245,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,758	108.8640	108.86	300,236	1980	1985	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2020 Heated Area: 2142 HX Base Yr 2020



1751 LISA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		245,443
TOTAL MARKET OB/XF VALUE		15,007
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		660,450
SOH/AGL Deduction		328,984
ASSESSED VALUE		331,466
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,744
TOTAL JUST VALUE		660,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		649,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041937	XFOB	1,000	10/21/2004
20041064	DEMOLITION	1,000	06/10/2004
20020710	REMODEL	18,000	04/25/2002
B959127	REPAIR/RRF	3,000	06/07/1995
6412	ADDITION	3,406	03/13/1991
5468	SWIM POOL	9,800	07/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1807	12/10/2019	WD	Q	I	01	465,000
GRANTOR: HULTBERG RICHARD R &						
GRANTEE: GALLERIZZO JOSEPH G						
0231/0034	1/01/1977	WD	U	V		5,850
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] W11 UST=[YR=1993] W9 S12 UGR=[YR=1993] S33 UOP=[YR=1993] S9 E20 UOP=[YR=1993] E22 N9 W10 S4 W8 N4 W4 S9 $ N9 FGR=[YR=1993] N33 W11 S33 E11 $ W20 $ E9 N33 W9 $ E9 N12 $ S12 E11 N12 $ S45 E4 S4 E8 N4 E10 N45 $ PTR= E15 FOP=[YR=1993] E9 FUS=[YR=1993] E34 S32 UOP=[YR=1993] S9 W43 N9 E24 S4 E8 N4 E11 $ W11 S4 W8 N4 W15 N32 $ S32 W9 N32 $ 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	0810	CONCRETE A	0	100	0	0	960.00	SF	6.50	6.50	100	1980	1980	3	30	1,872	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1986	1986	3	20	200	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1989	1989	3	20	7,650	
4	0845	KOOL DECK	0	100	0	0	573.00	SF	7.25	7.25	100	1989	1989	3	54.5	2,264	
5	0810	CONCRETE A	0	100	0	0	318.00	SF	6.50	6.50	100	2000	2000	3	77	1,592	
6	1126	CB/STC 8"	0	100	0	0	232.00	SF	8.00	8.00	100	2000	2000	3	77	1,429	

LAND DESCRIPTION

TOTAL OB/XF 15,007

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