

W'LY 47.5' OF LOTS 5 & 7
TOGETHER WITH THE S'LY 2.0' OF
LOT 4 BLOCK 19

BROWN JULIE DOUGHERTY
1531 LAKEVIEW LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0019-0052



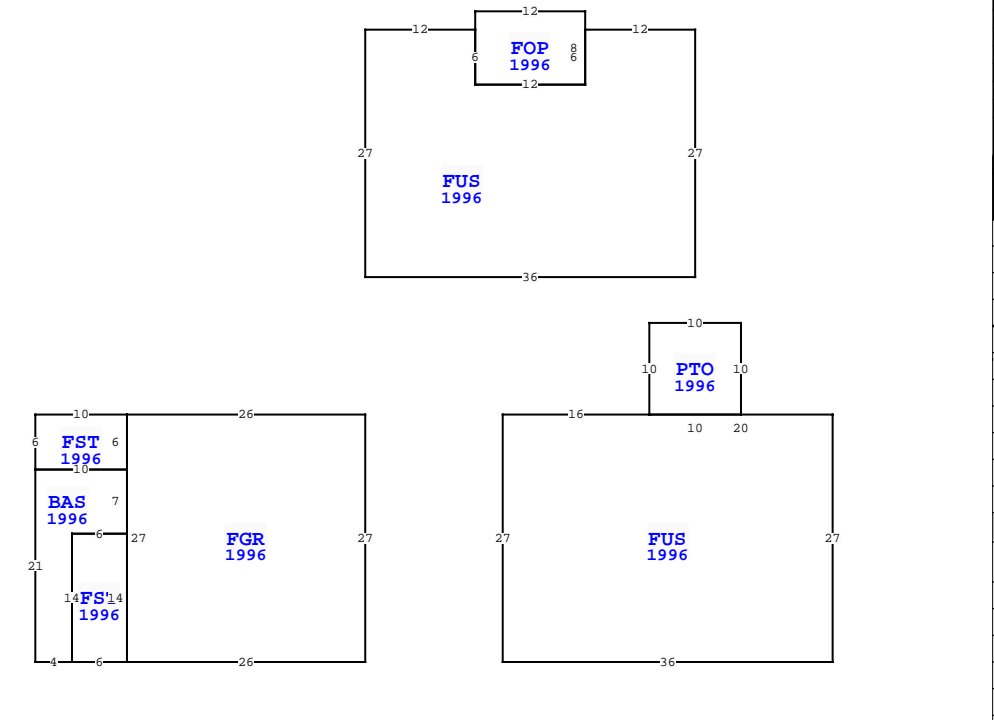
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0320	11	2,497	143.9539	143.95	359,443	1996	1996	0	0	0	14.00	86.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		309,121
TOTAL MARKET OB/XF VALUE		3,899
TOTAL LAND VALUE - MARKET		231,000
TOTAL MARKET VALUE		544,020
SOH/AGL Deduction		0
ASSESSED VALUE		544,020
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		544,020
TOTAL JUST VALUE		544,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,650

1 TOWNHOUSE - 0% - 2025 Heated Area: 1998 HX Base Yr



Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	126	100
FGR	702	55
FOP	96	30
FST	60	55
FST	84	55
FUS	900	100
FUS	972	100
PTO	100	5
TOTALS	3,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121513	ROOF	4,000	07/26/2012
B958818	NEW CONSTR	156,725	01/30/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/1259	7/14/2004	WD	Q	I		280,000

GRANTOR: SEVERANCE ROBERT & ME
GRANTEE: DOUGHERTY JULIE
1097/1889 12/02/2002 TD Q I 149,000
GRANTOR: ZENKO MICHELLE M TRUS
GRANTEE: SEVERANCE ROBERT D

EXTRA FEATURES																
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	0810	CONCRETE A	0	0	0	809.00	SF	6.50	6.50	100	1996	1996	3	70	3,681	
2	0810	CONCRETE A	0	0	12	48.00	SF	6.50	6.50	100	1996	1996	3	70	218	

BUILDING NOTES			
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BUILDING DIMENSIONS
FGR=[YR=1996] W26 FST=[YR=1996] W10 S6 BAS=[YR=1996] S21 E4
FST=[YR=1996] E6 N14 W6 S14\$ N14 E6 N7 W10\$ E10 N6\$ S27 E26
N27\$ PTR= E15 FUS=[YR=1996] E16 PTO=[YR=1996] N10 E10 S10
W10\$ E20 S27 W36 N27\$ W15\$ PTR=N15 FUS=[YR=1996] N27 E12
FOP=[YR=1996] N2 E12 S8 W12 N6\$ S6 E12 N6 E12 S27 W36\$ S15 \$.

LAND DESCRIPTION																								
TOTAL OB/XF 3,899																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-2	77.00	47.00	77.00	FF		1.00	1.00	0.50	6,000.00	3,000.00	231,000							