IN OR 2142/1528
EX ESMT PT OR 1469/1435

SCHERR LISA
1772 1ST AVE
FERNANDINA BEACH, FL 32034

2025

20-3N-29-0000-0022-0000

BUILDING CHARACTERISTICS

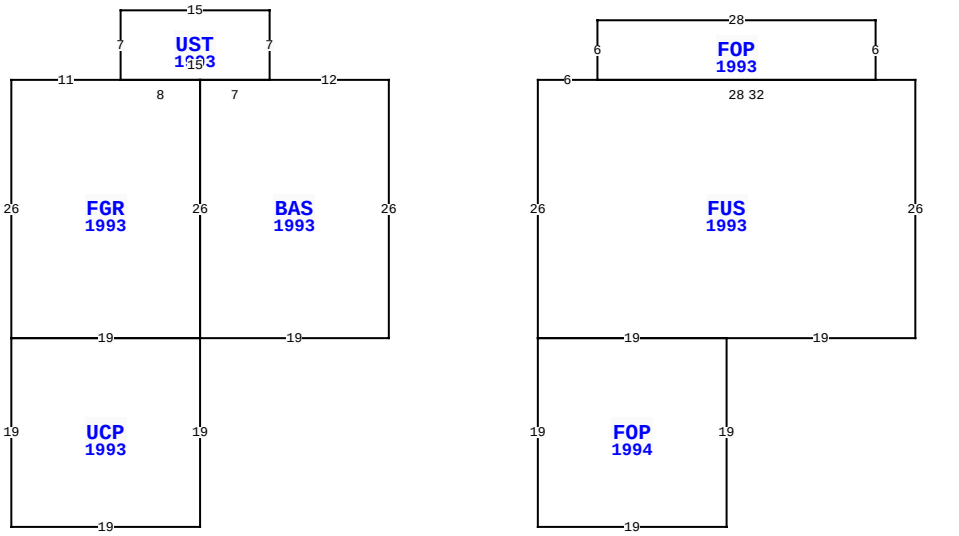
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100	1993	494	62,613
FGR	494	55	1993	272	34,474
FOP	168	30	1993	50	6,337
FOP	361	30	1994	108	13,689
FUS	988	100	1993	988	125,224
UCP	361	20	1993	72	9,125
UST	105	45	1993	47	5,957
TOTALS	2,971			2,031	257,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,031	112.3000	148.24	301,075	1988	1995	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2018 Heated Area: 1482 HX Base Yr 2018



1772 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,419
TOTAL MARKET OB/XF VALUE		1,492
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		608,911
SOH/AGL Deduction		250,338
ASSESSED VALUE		358,573
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,851
TOTAL JUST VALUE		608,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7590	REPAIR/RRF	2,500	03/22/1993
4583	NEW CONSTR	68,750	11/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1528	8/25/2017	WD	Q	I	01	420,000
GRANTOR: ISBELL JOHNNA						
GRANTEE: SCHERR LISA						
2100/1982	2/09/2017	FJ	U	I	37	100
GRANTOR: ISBELL JOHN K EST						
GRANTEE: ISBELL JOHNNA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UST=[YR=1993] N7 W15 S7 FGR=[YR=1993] W11 S26 UCP=[YR=1993] S19 E19 N19 W19 $ E19 N26 W8 $ E15 $ W7 S26 E19 N26 $ PTR= E15 FUS=[YR=1993] E6 FOP=[YR=1993] N6 E28 S6 W28 $ E32 S26 W19 FOP=[YR=1994] S19 W19N19E19$ W19 N26 $ 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	1242	WD DECK A	0	100	19	15	285.00	SF	10.00	10.00	100	1988	1988	3	20	570	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1988	1988	3	20	200	
3	1242	WD DECK A	0	100	19	19	361.00	SF	10.00	10.00	100	1988	1988	3	20	722	

LAND DESCRIPTION

TOTAL OB/XF 1,492

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	70.00	125.00	70.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS