LOT 3
IN OR 1969/690
EVERETT ACRES PB 5/11

GOETZ WILLIAM H
1649 IAN DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0220-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

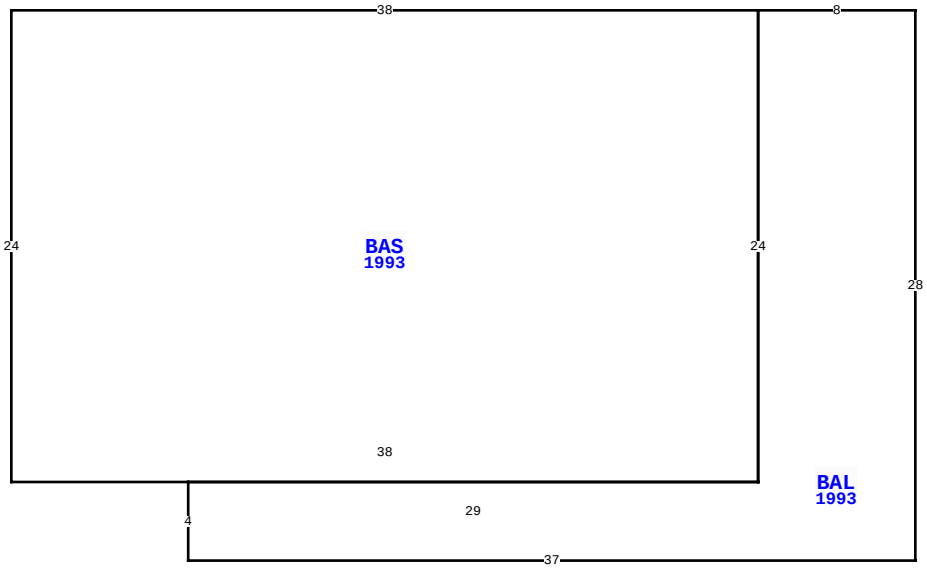
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	340	15	1993	51	4,796
BAS	912	100	1993	912	85,752
TOTALS	1,252			963	90,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	963	106.9200	112.27	108,116	1989	1989	0	0	0	16.25	83.75

1 SINGLE FAM 100% - 2021 Heated Area: 912 HX Base Yr 2021



1649 IAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		90,547
TOTAL MARKET OB/XF VALUE		17,892
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		208,439
SOH/AGL Deduction		56,577
ASSESSED VALUE		151,862
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,451
TOTAL JUST VALUE		208,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531066	24X30	31,198	09/01/2015
BP4154	N/A	31,920	06/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/0690	3/20/2015	WD	Q	I	05	90,000
GRANTOR: MATTHEWS BONNIE LEE						
GRANTEE: GOETZ WILLIAM H						
1963/0364	2/18/2015	QC	U	I	11	100
GRANTOR: KELLY BOBBY K JR & JU						
GRANTEE: MATTHEWS BONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1993] W8 BAS=[YR=1993] W38 S24 E38 N24 $ S24 W29 S4 E37 N28 $.

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	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2015	2015	3	71	17,892	

LAND DESCRIPTION

TOTAL OB/XF 17,892

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		RSF-	2100.00	57.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS