LOT 5
EVERETT ACRES PB 5/11

LINDSAY RICHARD & MARIA
1625 IAN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0220-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

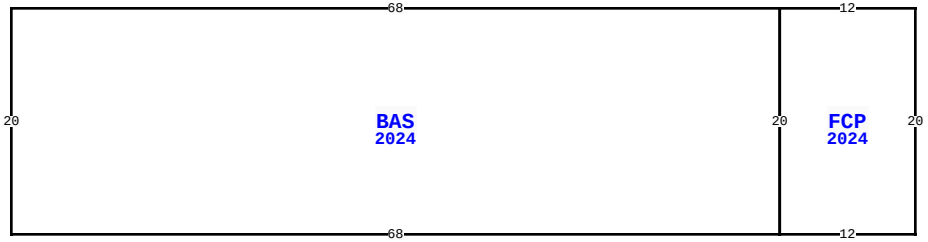
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	2024	1,360	227,933
FCP	240	25	2024	60	10,056
TOTALS	1,600			1,420	237,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,420	122.4080	170.15	241,613	2023	2023	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2025 Heated Area: 1360 HX Base Yr 2025



1625 IAN DR, FERNANDINA BEACH

BLD DATE	09/24/2008	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		237,989
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		337,989
SOH/AGL Deduction		0
ASSESSED VALUE		337,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		286,578
TOTAL JUST VALUE		337,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/03/2023
22018815	NEW CONSTR	282,360	12/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/1832	6/13/2022	WD	Q	I	01	115,000
GRANTOR: MILLER DEVLIN M & MAR						
GRANTEE: LINDSAY RICHARD & M						
1988/0611	6/29/2015	QC	U	I	11	100
GRANTOR: BENTLEY MS JULIA W						
GRANTEE: MILLER DEVLIN M & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,0] W68 S20 E68 N20 $
FCP=[YR=2024;ORIG=102,0] W12 S20 E12 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	56.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/23/2024 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS