LOT 10
EVERETT ACRES PB 5/11

ROW LISA
1580 IAN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0220-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 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	06	Quality Level 06

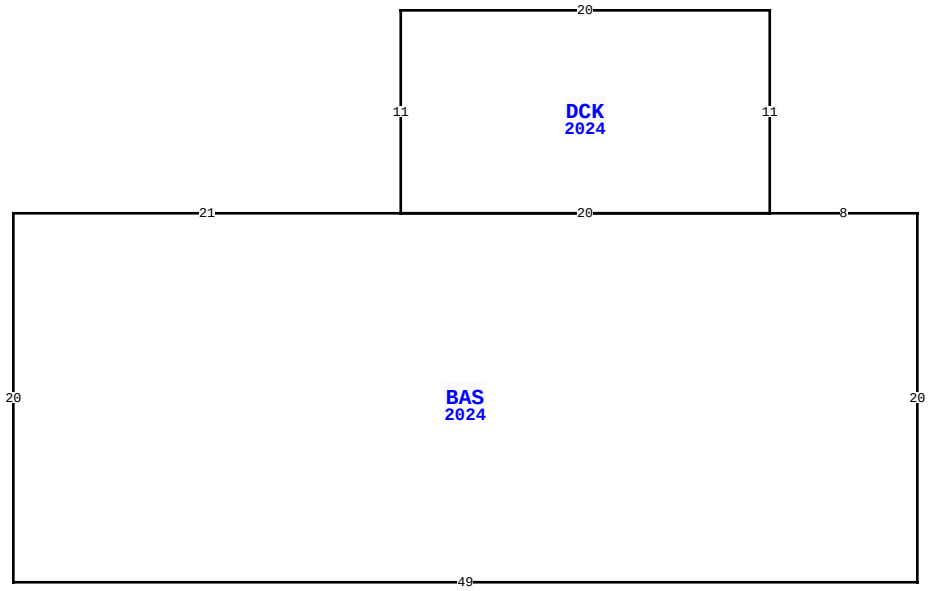
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	2024	980	266,212
DCK	220	10	2024	22	5,976
TOTALS	1,200			1,002	272,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,002	164.4624	273.01	273,556	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2026 Heated Area: 980 HX Base Yr 2026



1580 IAN DR, 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: 8	Tax Dist:	
BUILDING MARKET VALUE		272,188
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		372,188
SOH/AGL Deduction		0
ASSESSED VALUE		372,188
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		315,777
TOTAL JUST VALUE		372,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014218	CO		02/22/2023
22014218	NEW CONSTR	114,670	09/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2815/935	9/11/2025	WD	Q	I	02	475,000
GRANTOR: BECKETT BRENT						
GRANTEE: ROW LISA						
2653/116	7/11/2023	WD	Q	I	01	485,000
GRANTOR: DICKINSON KACIE & MIC						
GRANTEE: BECKETT BRENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E21 E20 E8 S20 W49 N20 $
DCK=[YR=2024;ORIG=71,-1] E20 S11 W20 N11 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	55.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/21/2024 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS