LOT 18
EVERETT ACRES PB 5/11
R359640

SPIRES JULIE K
1448 IAN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0220-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

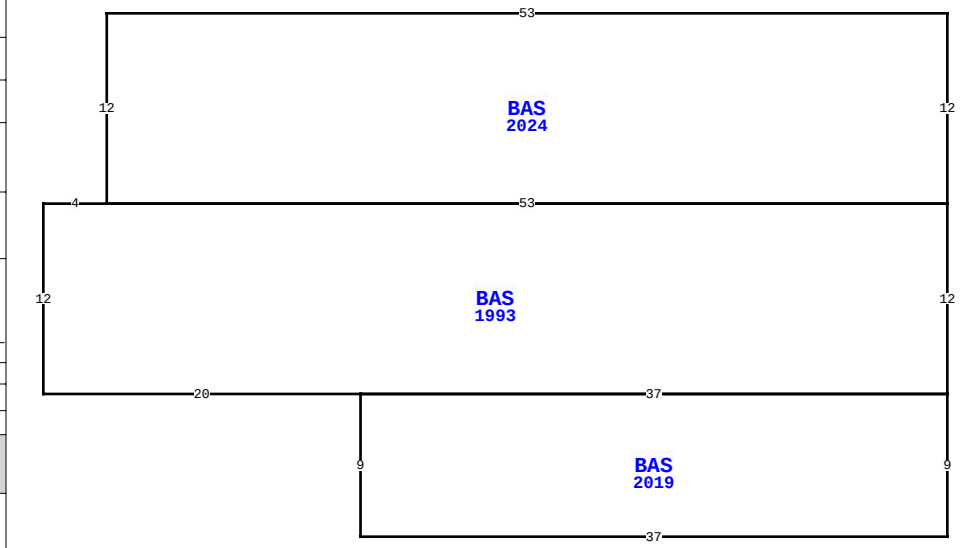
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 75
Interior Floo	14	CARPET 25
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	684	100	1993	684	47,977
BAS	333	100	2019	333	23,357
BAS	636	100	2024	636	44,610
TOTALS	1,653			1,653	115,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	1,653	109.0000	85.02	140,538	1974	1990	0	0	0	17.50	82.50

1 MH/SFR 100% - 2022 Heated Area: 1653 HX Base Yr 2022



1448 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		115,944
TOTAL MARKET OB/XF VALUE		3,087
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		219,031
SOH/AGL Deduction		45,512
ASSESSED VALUE		173,519
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,108
TOTAL JUST VALUE		219,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0109	3/02/2020	WD	Q	I	01	150,000
GRANTOR: FRITTS JENNIFER & MIC						
GRANTEE: SPIRES JULIE K						
2116/1165	4/27/2017	WD	Q	I	01	30,000
GRANTOR: MORGAN LETICIA & CHRI						
GRANTEE: FRITTS JENNIFER & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,12] W53 W4 S12 E20 E37 N12 $
BAS=[YR=2024;ORIG=-53,0] E53 S12 W53 N12 $
BAS=[YR=2019;ORIG=-37,33] E37 N9 W37 S9 $
.

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	21	21	441.00	SF	35.00	35.00	100	1988	1988	3	20	3,087	

LAND DESCRIPTION

TOTAL OB/XF 3,087

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	52.00	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