

BLOCK 5 LOT 14
IN OR 1797/1321
LAKEWOOD #3 PB 5/193-194

SEPTEMBER FIRST PARTNERS FLORIDA LLC
957 BELLVIEW ROAD
MCLEAN, VA 22102

2026

00-00-31-143A-0005-0140



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	12	CEDAR 60	0900	01	2,145	129.4923	179.99	386,079	1989	1989	0	0	0	17.30	82.70	VALUATION BY STANDARD													
Exterior Wall	05	AVERAGE 40	1 SNGL FAM 0% - 0													Heated Area: 1844 HX Base Yr													
Roof Structur	03	GABLE/HIP 100															Tax Group: 2 Tax Dist:												
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 319,287												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 490												
Interior Floo	13	LVT/LAMNT 70															TOTAL LAND VALUE - MARKET 180,000												
Interior Floo	11	CLAY TILE 30															TOTAL MARKET VALUE 499,777												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 61,723												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 438,054												
Bedrooms	4	100															TOTAL EXEMPTION VALUE 0												
Bathrooms	2	100															BASE TAXABLE VALUE 438,054												
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 499,777												
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 487,229																										
Quality			06	Quality Level 06																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA 01																										
NEIGHBORHOOD/LOC			1046.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,844	100	1993	1,844	274,483																								
FGR	399	55	1993	219	32,599																								
FOP	65	30	1993	20	2,977																								
FSP	155	40	1993	62	9,228																								
TOTALS	2,463			2,145	319,287																								
EXTRA FEATURES						1541 INVERNESS RD, FERNANDINA BEACH																							
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														
2	1242	WD DECK A	0	0	0	0		245.00	SF	10.00				490															
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
05/01/2025 MLU																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=1993] W19 N1 W17 S1 FSP=[YR=1993] W13 S13 E2 N2 E7 S2 E4 N13 \$ S13 W4 N2 W7 S2 W2 S21 FGR=[YR=1993] S21 E19 N5 FOP=[YR=1993] E9 N5 W2 N5 W4 S5 W3 S5 \$ N16 W19 \$ E19 S11 E3 N5 E4 S5 E23 N13 E1 N6 W1 N26 \$.																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000												
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 0.00					Total Land Value: 180,000					Market: 0					Agricultural: 0					Common: 180,000					PRINTED 07/09/2026 BY SYS				