

GRIFFITH WILLIAM W & JANNA
1721 INVERNESS RD
FERNANDINA BEACH, FL 32034

00-00-31-143A-0006-0050

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall12CEDAR 30
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 80
Interior Floor08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100
BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1046.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,42810019931,428202,805
FEP15680199912517,753
FGR43255199323833,801
FOP2530199381,136
UOP96202026192,698
USP180302026547,669
TOTALS2,3171,872265,862

TOTALS2,3171,872265,862

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
20500FP-PRE FAB0100001.00UT3,500.003,500.00100198719873582,030
31242WD DECK A01001612192.00SF10.0010.0010019871987320384

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000134CRES POND100RR-10.000.001.00LT1.001.001.00180,000.00180,000.00180,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0900011,872123.7446172.00321,9841987198700017.4382.57
1 SNGLFAM100%- 2003Heated Area: 1428HX Base Yr 2003

UOP 2026USP 2026FEP 1999

BAS 1993FOF 1993FGR 1993

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/01/2025MLU

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/01/2025MLU

TOTAL OB/XF2,414

2,414

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 2Tax Dist:
BUILDING MARKET VALUE265,862
TOTAL MARKET OB/XF VALUE2,414
TOTAL LAND VALUE - MARKET180,000
TOTAL MARKET VALUE448,276
SOH/AGL Deduction388,185
ASSESSED VALUE140,091
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE88,680
TOTAL JUST VALUE448,276
NCON VALUE5,143
INCOME VALUE
PREVIOUS YEAR MKT VALUE433,327

PERMIT NUMDESCRIPTIONAMTISSUED
2024-0619SCREEN RM22,63912/31/2024
20090637REPAIR/RRF4,00005/26/2009
B990981ADDITION14,72708/03/1999
BP4109N/A38,00001/05/1987

SALES DATA
OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE
1050/17904/19/2002WDQI01100
GRANTOR:GRIFFITH WILLIAM W
GRANTEE:GRIFFITH WILLIAM W
0514/10794/10/1987WDQQI0171,000
GRANTOR:ATL BUILDERS INC
GRANTEE:GRIFFITH WILLIAM W
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993;ORIG=0,0] W4 N2 W6 S2 W5 W36 S33 E24 N5 E5 N6 E22 N22 \$
FGR=[YR=1993;ORIG=-22,33] E3 S10 E19 N21 W22 S11 \$
FEP=[YR=1999;ORIG=-15,0] N12 W13 S12 E13 \$
FOP=[YR=1993;ORIG=-27,33] E5 N5 W5 S5 \$
UOP=[YR=2026;ORIG=-51,0] N12 E8 S12 W8 \$
USP=[YR=2026;ORIG=-43,-12] E15 S12 W15 N12 \$
.