LOT 16
LAKEWOOD #4 PB 5/245

LINEBERGER SABINA & IRA
2102 INVERNESS RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-143B-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

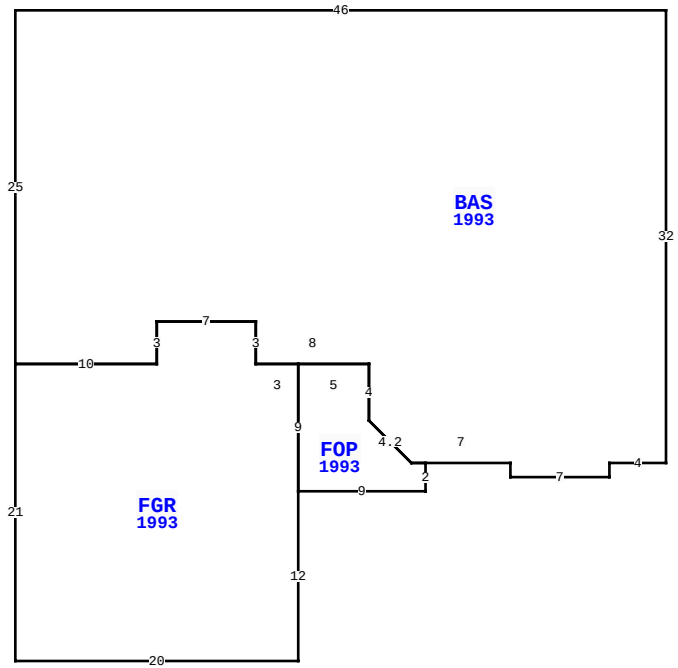
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,279	100	1993	1,279	205,531
FGR	441	55	1993	243	39,049
FOP	58	30	1993	17	2,732
TOTALS	1,778			1,539	247,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,539	131.3760	182.61	281,037	1993	2000	0	0	0	12.00	88.00

1 SNGL FAM 0% - 0 Heated Area: 1279 HX Base Yr



2102 INVERNESS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	247,313
TOTAL MARKET OB/XF VALUE	3,333
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	430,646
SOH/AGL Deduction	50,715
ASSESSED VALUE	379,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,931
TOTAL JUST VALUE	430,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060745	REMODEL	8,000	04/13/2006
7426	NEW CONSTR	60,760	11/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/1984	9/30/2020	WD	Q	I	01	315,000
GRANTOR: DUNMAN JOHN M & COURT						
GRANTEE: LINEBERGER SABINA &						
1957/0830	1/13/2015	WD	Q	I	01	209,000
GRANTOR: BUBENIK JOHN STEVEN						
GRANTEE: DUNMAN JOHN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S25 FGR=[YR=1993] S21 E20 N12 FOP=[YR=1993] E9 N2 W1 L3 U3 N4 W5 S9$ N9 W3 N3 W7 S3 W10$ E10 N3 E7 S3 E8 S4 D3 R3 E7 S1 E7 N1 E4 N32$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
3	0755	FSP	0	0	10	12	120.00	SF	20.00	20.00	100	1995	1995	3	20	480	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	21	403	

LAND DESCRIPTION

TOTAL OB/XF 3,333

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	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