LOT 17
LAKEWOOD #4 PB 5/245

CYR PAUL J & CATHY J L/E/
2112 INVERNESS ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-31-143B-0017-0000

BUILDING CHARACTERISTICS

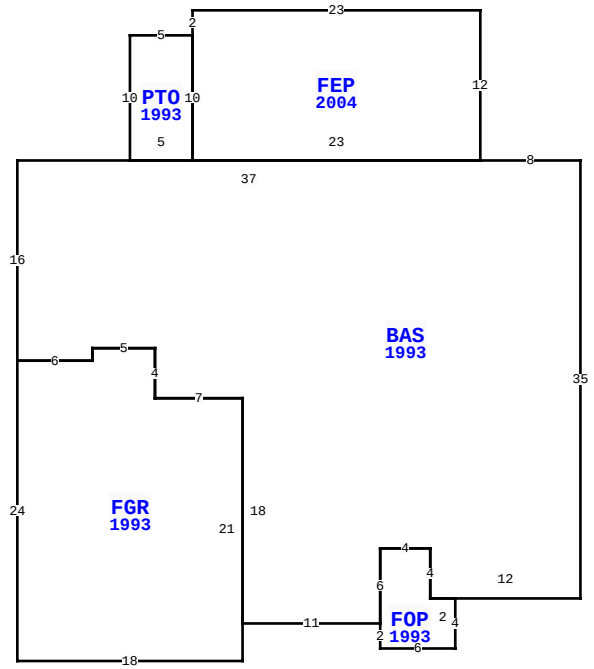
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,255	100	1993	1,255	189,737
FEP	276	80	2004	221	33,412
FGR	416	55	1993	229	34,621
FOP	40	30	1993	12	1,814
PTO	50	5	1993	2	303
TOTALS	2,037			1,719	259,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,719	128.3400	178.39	306,652	1993	1993	0	0	0	15.25	84.75

1 SNGL FAM 100% - 1994 Heated Area: 1255 HX Base Yr 1994



2112 INVERNESS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,888
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		442,338
SOH/AGL Deduction		297,229
ASSESSED VALUE		145,109
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,698
TOTAL JUST VALUE		442,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121661	STAL	13,500	08/14/2012
20100046	REPAIR/RRF	1,290	01/13/2010
20090735	REPAIR/RRF	3,689	06/11/2009
20090386	REPAIR/RRF	6,000	03/27/2009
B0040471	ADDITION	20,000	03/11/2004
B034077	REMODEL	2,000	10/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/1951	10/22/2024	LE	U	I	11	100
GRANTOR: CYR PAUL J & CATHY J						
GRANTEE: O'BRIEN CRYSTAL						
0693/1542	12/08/1993	WD	Q	I		85,200
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: CYR PAUL & CATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=2004] N12 W23 S2 PTO=[YR=1993] W5 S10 E5 N10 $ S10 E23$ W37 S16 FGR=[YR=1993] S24 E18 N21 W7 N4 W5 S1 W6 $ E6 N1 E5 S4 E7 S18 E11 FOP=[YR=1993] S2 E6 N4 W2 N4 W4 S6$ N6 E4 S4 E12 N35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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		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