



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	1,643	100	1993	1,643	236,406
FGR	420	55	1993	231	33,238
FOP	35	30	1993	10	1,439
PTO	176	5	1993	9	1,295
TOTALS	2,274			1,893	272,379

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,893	124.1954	172.63	326,789	1991	1991	0	0	0 16.65	83.35
1 SNGL FAM 100% - 2025 Heated Area: 1643 HX Base Yr 2025											
2151 INVERNESS RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/01/2025 MLU											

TOTAL OB/XF											
2,310											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		272,379	
TOTAL MARKET OB/XF VALUE		2,310	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		454,689	
SOH/AGL Deduction		0	
ASSESSED VALUE		454,689	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		403,278	
TOTAL JUST VALUE		454,689	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		444,274	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062478	REPAIR/RRF	250	11/07/2006
20062246	REMODEL	4,884	09/28/2006
20062247	REPAIR/RRF	4,998	09/28/2006
6440	NEW CONSTR	45,000	03/26/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/1784	5/17/2024	WD	Q	I	01	490,000
GRANTOR: MILES KEVIN C & REBEC						
GRANTEE: LAWRENCE AMANDA KRU						
2179/0729	2/22/2018	WD	Q	I	01	279,000
GRANTOR: KILLEN K ALAN & SHANN						
GRANTEE: MILES KEVIN C & REB						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W21 PT0=[YR=1993] N8 U4 L4 W8 D4 L4 S8 E16\$ W16 N8 W15 S13 W3 S15 E3 S11 E13 N2 E11 FOP=[YR=1993] E7 FGR=[YR=1993] S20 E20 N21 W20 S1\$ N5 W7 S5\$ N5 E7 S4 E21 N28\$.											