



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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	1,565	100	1993	1,565	251,688
FGR	407	55	1993	224	36,024
FOP	42	30	1993	13	2,091

TOTALS 2,014 1,802 289,803

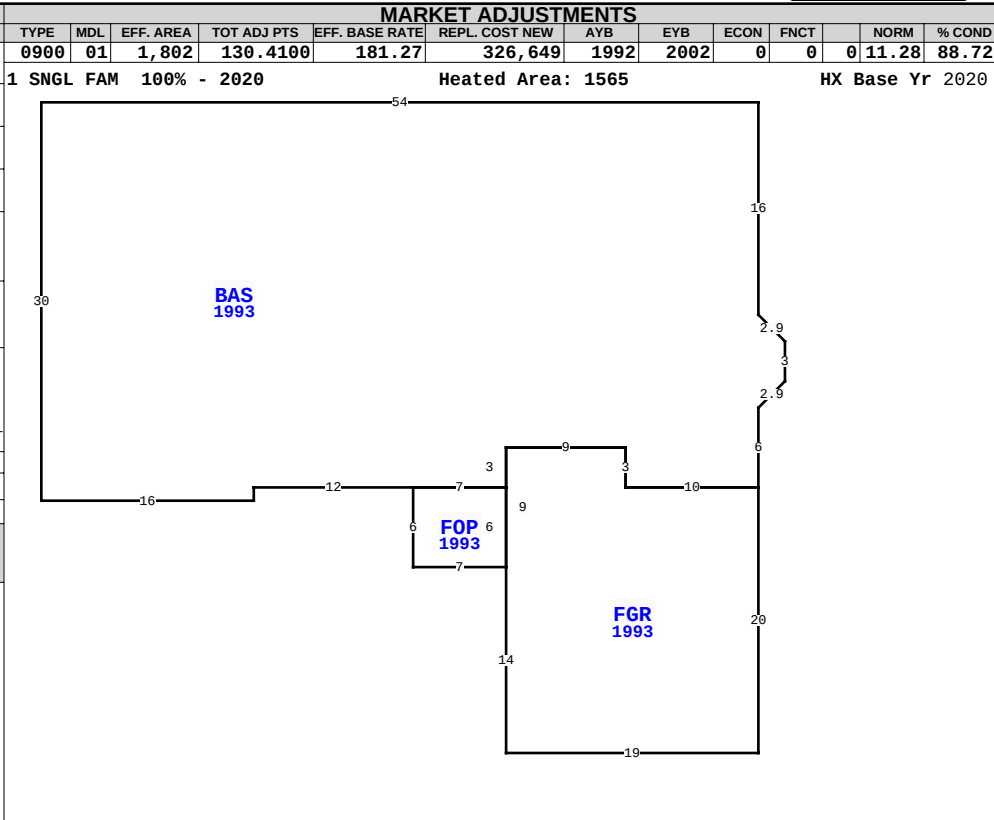
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1992	1992	3	68	2,380	
3	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00	100	1992	1992	04	85	42,500	
5	0351	CARPORT MT	0	100	12	8		96.00	SF 10.00	100	2006	2006	3	22	211	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



2131 INVERNESS RD, FERNANDINA BEACH

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

TOTAL OB/XF 45,091

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

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VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		289,803
TOTAL MARKET OB/XF VALUE		45,091
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		514,894
SOH/AGL Deduction		219,336
ASSESSED VALUE		295,558
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		244,147
TOTAL JUST VALUE		514,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121025	ROOF	3,000	06/06/2012
20061445	XFOB	3,802	06/26/2006
011263	OTHER	3,000	06/04/2001
7280	SWIM POOL	15,000	08/25/1992
6923	NEW CONSTR	71,650	02/26/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/0631	4/26/2019	WD	Q	I	01	325,000
GRANTOR: OAKES DON & SONYA						
GRANTEE: ROUX JOHN KRAIG C &						
1978/1735	5/04/2015	WD	Q	I	02	250,000
GRANTOR: DAVIDSON JOHN W & JAC						
GRANTEE: OAKES DON & SONYA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W54 S30 E16 N1 E12 FOP=[YR=1993] S6 E7
FGR=[YR=1993] S14 E19 N20 W10 N3 W9 S9\$ N6 W7\$ E7 N3 E9 S3
E10 N6 R2 U2 N3 L2 U2 N16\$.