BLOCK 12 LOT 2
THE PARK PB 4/28

LEACH ALLISON/MILLER ANELISE MARIE
1623 LISA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1630-0012-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	06	Quality Level 06

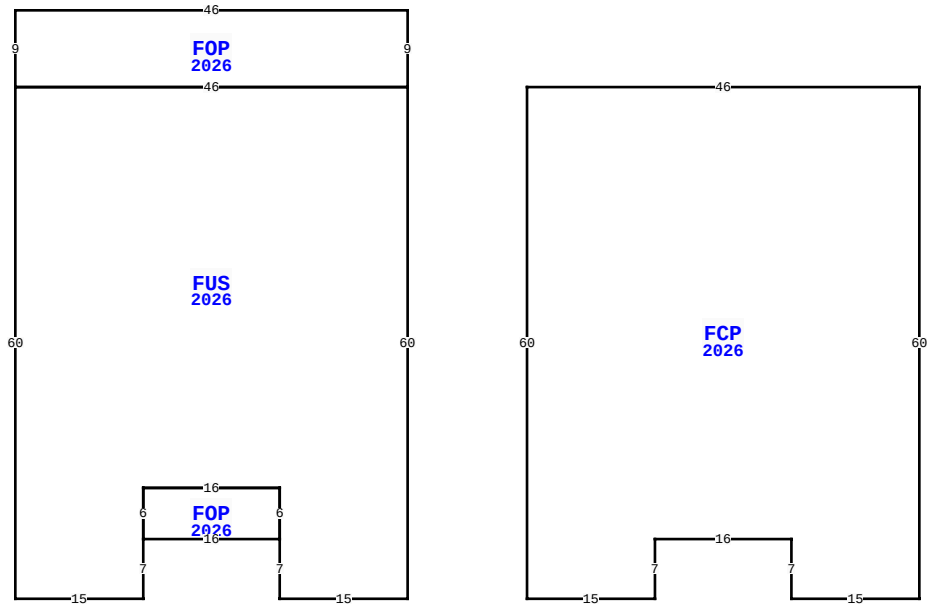
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FCP	2,648	25	2026	662	97,407
FOP	96	30	2026	29	4,267
FOP	414	30	2026	124	18,245
FUS	2,552	100	2026	2,552	375,501
TOTALS	5,710			3,367	495,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	11	3,367	154.8857	147.14	495,420	2025	2025	0	0	0	0.00	100.00

1 SFR MODULR 100% - 2026 Heated Area: 2552 HX Base Yr 2026



1623 LISA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		495,420
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		945,420
SOH/AGL Deduction		151,605
ASSESSED VALUE		793,815
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		742,404
TOTAL JUST VALUE		945,420
NCON VALUE		545,420
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0703	NEW INGROUND FIBE	0	12/19/2024
2024-0313	MOD 2530SF	700,000	07/11/2024
2023-0007	DEMO		05/15/2023
20040652	XFOB	11,000	04/02/2004
20034091	REMODEL	21,000	11/03/2003
20034074	REPAIR/RRF	6,000	10/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/1060	3/11/2024	QC	U	V	11	100
GRANTOR: LEACH ALLISON						
GRANTEE: LEACH ALLISON						
2165/1829	12/26/2017	QC	U	I	11	100
GRANTOR: HEROUX CAROLE F						
GRANTEE: HEROUX CAROLE L & A						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2026;ORIG=50,50] E15 N7 N6 E16 S6 S7 E15 N60 W46 S60 $
FOP=[YR=2026;ORIG=65,37] E16 S6 W16 N6 $
FOP=[YR=2026;ORIG=50,-10] E46 N9 W46 S9 $
FCP=[YR=2026;ORIG=110,-10] S60 E15 N7 E16 S7 E15 N60 W46 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 06/11/2025 BY HS Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS