BLOCK 12 LOT 4
THE PARK PB 4/28

BROCATO ANTHONY
P O BOX 181057
DENVER, CO 80218

2026

00-00-31-1630-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

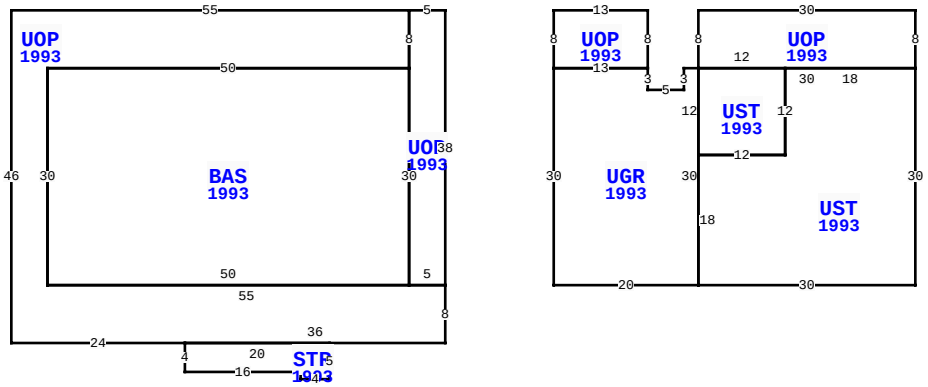
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAS	1,500	100	1993	1,500	184,943
STR	84	10	1993	8	986
UGR	585	45	1993	263	32,427
UOP	104	20	1993	21	2,589
UOP	190	20	1993	38	4,686
UOP	240	20	1993	48	5,918
UOP	1,070	20	1993	214	26,385
UST	144	45	1993	65	8,014
UST	756	45	1993	340	41,920
TOTALS	4,673			2,497	307,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,497	105.6000	146.78	366,510	1983	1993	0	0	0	16.00	84.00

1 SNGL FAM 0% - 0 Heated Area: 1500 HX Base Yr



1631 LISA AVE, FERNANDINA BEACH

BLD DATE	03/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	307,868
TOTAL MARKET OB/XF VALUE	45,474
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	753,342
SOH/AGL Deduction	3,267
ASSESSED VALUE	750,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	750,075
TOTAL JUST VALUE	753,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	713,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090866	XFOB	3,625	07/02/2009
20080646	XFOB	13,000	04/22/2008
20071359	H/AC	9,800	07/23/2007
20041916	REPAIR/RRF	5,000	10/19/2004
20032987	REPAIR/RRF	2,000	04/22/2003
4846	SWIM POOL	17,900	05/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0002	11/10/2020	WD	Q	I	01	515,000
GRANTOR: GIBSON SARAH R						
GRANTEE: BROCATO ANTHONY						
1514/0410	7/23/2007	WD	Q	I		400,000
GRANTOR: VURNAKES ROBERT T & B						
GRANTEE: GIBSON SARAH R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5 UOP=[YR=1993] W55 S46 E24 STR=[YR=1993] S4E16S1E4N5W20$ E36N8 W55 N30 E50 N8$ S8 BAS=[YR=1993] W50 S30 E50 N30$ S30 E5 N38$ PTR= E15 UOP=[YR=1993] E13 S8 UGR=[YR=1993] S3 E5 N3 E2 UOP=[YR=1993] N8E30 S8 UST=[YR=1993] S30 W30 N18 UST=[YR=1993] N12 E12 S12 W12 $ E12 N12 E18 $ W30 $ S30 W20 N30 E13 $ W13 N8 $ W15 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
5	0820	WOOD WALK	0	0	19	4	76.00	SF	11.75	11.75	100	1985	1985	3	40	357	
6	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2007	2007	3	24	240	
7	1242	WD DECK A	0	0	0	0	276.00	SF	10.00	10.00	100	2007	2007	3	24	662	

LAND DESCRIPTION

TOTAL OB/XF 45,474

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS