BLOCK 12 LOT 5
THE PARK PB 4/28

HOUSTON JOHN PATRICK & LEIGH ANN
1635 LISA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1630-0012-0050

BUILDING CHARACTERISTICS

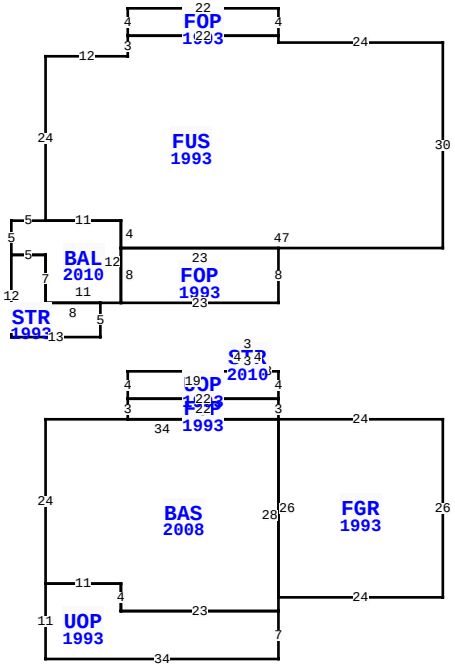
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
BAL	157	15	2010	24	3,293
BAS	908	100	2008	908	124,589
FGR	624	55	1993	343	47,064
FOP	66	30	1993	20	2,744
FOP	88	30	1993	26	3,568
FOP	184	30	1993	55	7,546
FUS	1,694	100	1993	1,694	232,438
STR	100	10	1993	10	1,372
STR	12	10	2010	1	137
UOP	88	20	1993	18	2,470
TOTALS	4,203			3,155	432,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,155	108.1828	150.37	474,417	1987	2007	0	0	0	8.75	91.25

1 SNGL FAM 100% - 2026 Heated Area: 2602 HX Base Yr



** This building has 11 Sub-Areas

1635 LISA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		432,906
TOTAL MARKET OB/XF VALUE		5,441
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		838,347
SOH/AGL Deduction		0
ASSESSED VALUE		838,347
TOTAL EXEMPTION VALUE	13	838,347
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		838,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1659	REPLACE APPLIANCE	35,000	01/15/2026
20122526	2 STRY DECK/PERGO	10,000	12/17/2012
20101236	REMODEL	60,000	07/28/2010
20081537	REPAIR/RRF	7,200	10/03/2008
3975	NEW CONSTR	84,500	11/07/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2820/1590	9/29/2025	WD	Q	I	01	985,000
GRANTOR: ADAMSON JOSEPHINE B						
GRANTEE: HOUSTON JOHN PATRIC						
2372/0457	6/29/2020	WD	Q	I	01	630,000
GRANTOR: CATES CHARLES W & LYN						
GRANTEE: ADAMSON JOSEPHINE B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 FOP=[YR=1993] N3 UOP=[YR=1993] N4W3 STR=[YR=2010] N4W3S4E3$ W19S4E22$ W22S3E22$ BAS=[YR=2008] W34 S24 UOP=[YR=1993] S11E34N7W23N4 W11$ E11S4E23N28$ S26 E24N26$ PTR=N25 FUS=[YR=1993] N30W24N1 FOP=[YR=1993] N4 W22S4E22$ W22S3 W12 S24 BAL=[YR=2010] W5S5 STR=[YR=1993] S12 E13N5W8N7W5$ E5S7E11 FOP=[YR=1993] E23N8W23S8$N12W11$ E11S4E47$ S25$.

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
3	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00	100	2007	2007	3	24	504	
5	1076	TRELLIS A	0	100	10	8	80.00	SF	7.50	7.50	100	2012	2012	3	90	540	
6	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2012	2012	3	45	360	
8	1076	TRELLIS A	0	100	23	12	276.00	SF	7.50	7.50	100	2013	2013	3	90	1,863	
9	1242	WD DECK A	0	100	23	14	322.00	SF	13.50	13.50	100	2013	2013	3	50	2,174	

LAND DESCRIPTION

TOTAL OB/XF 5,441

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