BLOCK 12 LOT 11
IN OR 2231/822
THE PARK PB 4/28

MOORE ROBERT B & EILEEN T L/E/
1749 LISA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1630-0012-0110

BUILDING CHARACTERISTICS

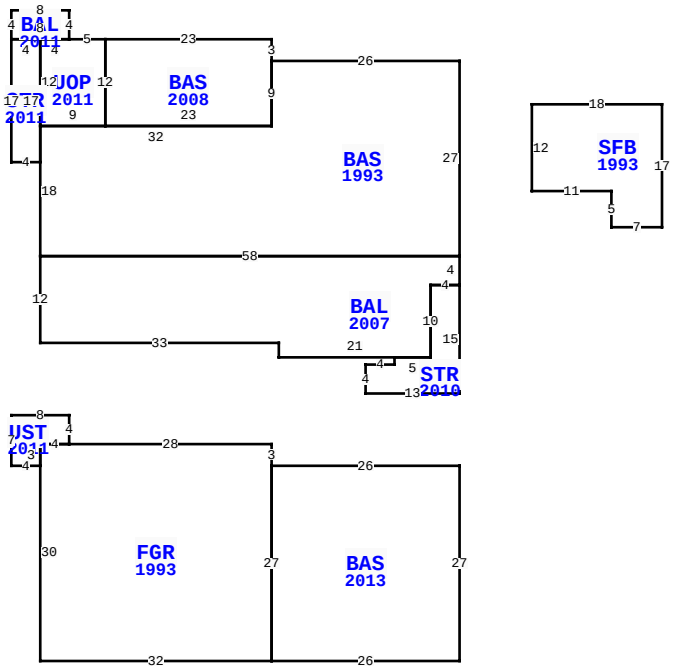
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	706	15	2007	106	15,256
BAL	32	15	2011	5	720
BAS	1,278	100	1993	1,278	183,940
BAS	276	100	2008	276	39,724
BAS	702	100	2013	702	101,037
FGR	960	55	1993	528	75,994
SFB	251	80	1993	201	28,929
STR	101	10	2010	10	1,439
STR	68	10	2011	7	1,007
UOP	108	20	2011	22	3,166
TOTALS	4,526			3,155	454,091

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	117.9992	164.02	517,483	1983	2000	0	0	0	12.25	87.75

1 SNGL FAM 100% - 2016 Heated Area: 2457 HX Base Yr 2016



** This building has 11 Sub-Areas

1749 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		454,091
TOTAL MARKET OB/XF VALUE		66,350
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		920,441
SOH/AGL Deduction		434,103
ASSESSED VALUE		486,338
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		434,927
TOTAL JUST VALUE		920,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		897,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152892	SCRNRM	39,372	12/14/2015
20152579	SWIM POOL	32,000	11/03/2015
20111282	XFOB	2,000	08/02/2011
20111011	H/AC	1,500	06/21/2011
20110905	REMODEL	1,400	06/06/2011
20110803	OTHER	1,500	05/24/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2231/0822	10/18/2018	LE	U	I	11	100
GRANTOR: MOORE ROBERT B & EILE						
GRANTEE: MOORE JONATHAN T &						
1850/1315	4/10/2013	WD	Q	I	02	450,000
GRANTOR: BYRD WILLIAM C & BEVE						
GRANTEE: MOORE ROBERT B & EI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W26 FGR=[YR=1993] N3W28 UST=[YR=2011]
N4W8S7E4N3E4$ W4 S30 E32N27$ S27 E26 N27$ PTR=N10
STR=[YR=2010] N15 BAL=[YR=2007] N4 BAS=[YR=1993] N27 W26
BAS=[YR=2008] N3W23 UOP=[YR=2011] W5 BAL=[YR=2011] N4W8S4
STR=[YR=2011] S17E4N17W4$ E8$ W4S12 E9N12$ S12E23N9$
S9W32S18E58$ W58S12E33S2E21N10E4$ W4S10W5S1 W4S4E13$ S10$
PTR=N50 E10 SFB=[YR=1993] S12E11S5E7 N17W18$S50 W10$.

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
3	0820	WOOD WALK	0	100	0	0	222.00	SF	11.75	11.75	100	2011	2011	3	40	1,043	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	
5	0911	SCRN RM A	0	100	0	0	1,522.00	SF	18.00	18.00	100	2016	2016	3	65	17,807	

LAND DESCRIPTION

TOTAL OB/XF 66,350

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 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