BLOCK 12 LOT 12
THE PARK PB 4/28

GALLERIZZO JOSEPH A &/DODGE SUSAN L
1751 LISA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1630-0012-0120

BUILDING CHARACTERISTICS

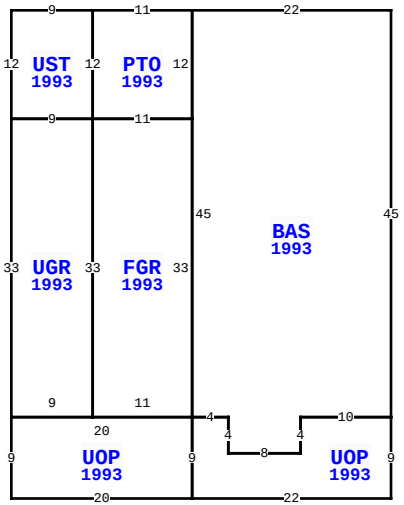
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

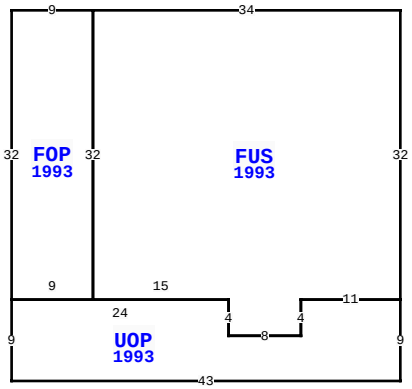
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,022	100	1993	1,022	95,061
FGR	363	55	1993	200	18,603
FOP	288	30	1993	86	7,999
FUS	1,120	100	1993	1,120	104,176
PTO	132	5	1993	7	651
UGR	297	45	1993	134	12,464
UOP	166	20	1993	33	3,069
UOP	180	20	1993	36	3,348
UOP	355	20	1993	71	6,604
UST	108	45	1993	49	4,558
TOTALS	4,031			2,758	256,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,758	108.8640	114.31	315,267	1980	1985	0	0	0	18.63	81.37

1 SINGLE FAM 100% - 2020 Heated Area: 2142 HX Base Yr 2020





1751 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		256,533
TOTAL MARKET OB/XF VALUE		52,392
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		708,925
SOH/AGL Deduction		368,509
ASSESSED VALUE		340,416
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,005
TOTAL JUST VALUE		708,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041937	XFOB	1,000	10/21/2004
20041064	DEMOLITION	1,000	06/10/2004
20020710	REMODEL	18,000	04/25/2002
B959127	REPAIR/RRF	3,000	06/07/1995
6412	ADDITION	3,406	03/13/1991
5468	SWIM POOL	9,800	07/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1807	12/10/2019	WD	Q	I	01	465,000
GRANTOR: HULTBERG RICHARD R &						
GRANTEE: GALLERIZZO JOSEPH G						
0231/0034	12/23/1976	WD	U	V		5,850
GRANTOR: DEAUVILLE DEVELOPMENT						
GRANTEE: HULTBERG RICHARD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] W11 UST=[YR=1993] W9 S12 UGR=[YR=1993] S33 UOP=[YR=1993] S9 E20 UOP=[YR=1993] E22 N9 W10 S4 W8 N4 W4 S9 $ N9 FGR=[YR=1993] N33 W11 S33 E11 $ W20 $ E9 N33 W9 $ E9 N12 $ S12 E11 N12 $ S45 E4 S4 E8 N4 E10 N45 $ PTR= E15 FOP=[YR=1993] E9 FUS=[YR=1993] E34 S32 UOP=[YR=1993] S9 W43 N9 E24 S4 E8 N4 E11 $ W11 S4 W8 N4 W15 N32 $ S32 W9 N32 $ 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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1989	1989	05	85	51,000	
6	1126	CB/STC 8"	0	100	0	0	232.00	SF	8.00	8.00	100	2000	2000	3	75	1,392	

LAND DESCRIPTION

TOTAL OB/XF 52,392

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