

BLOCK 3 LOT 1
IN OR 1938/1434
AMELIA PARK COASTAL DISTRICT

PEDERSEN DAVID & NANCY
1781 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0003-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	10	ABOVE AVG 100	0500	01	2,402	121.9218	173.74	417,323	2015	2015	0	0	0	3.00	97.00	STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2016													Heated Area: 1872													HX Base Yr 2016												
Roof Cover	03	COMP SHNGL 90																																							
Roof Cover	12	MODULAR MT 10																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	12	HARDWOOD 60																																							
Interior Floo	14	CARPET 40																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality		05	Quality Level 05																																						
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA		01																																			
NEIGHBORHOOD/LOC		1031.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,784	100	1,784	300,653																																					
BAS	88	100	88	14,830																																					
FGR	818	55	450	75,838																																					
FOP	224	30	67	11,292																																					
PTO	56	5	3	505																																					
PTO	90	5	4	674																																					
STP	24	10	2	337																																					
STP	20	10	2	337																																					
STR	24	10	2	337																																					
TOTALS		3,128	2,402	404,803																																					
EXTRA FEATURES					1781 S 15TH ST, FERNANDINA BEACH																																				
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																								
1	0810	CONCRETE A	0	100	0	0	696.00	SF	6.50	6.50	100	2015	2015	3	96	4,343																									
2	0855	CONC PAVER	0	100	0	0	52.00	SF	7.00	7.00	100	2015	2015	3	96	349																									
TOTAL OB/XF 4,692																																									
LAND DESCRIPTION																																									
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	SFR	100			0.00	0.00	45.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	135,000																								
REVIEW DATE 11/15/2021 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																																									