BLOCK 3 LOT 2
IN OR 1980/289
AMELIA PARK COASTAL DISTRICT

MOONEY RAYMOND A & PATRICIA C FAMILY TRUST/MOONEY
1777 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0003-0020

BUILDING CHARACTERISTICS

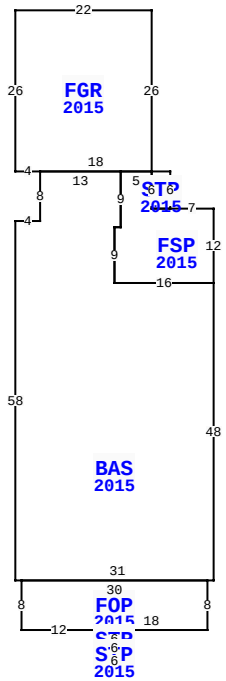
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,801	100	1,801	209,497
FGR	572	55	315	36,642
FOP	240	30	72	8,375
FSP	219	40	88	10,236
STP	12	10	1	116
STP	18	10	2	233
STR	18	10	2	233
TOTALS	2,880		2,281	265,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,281	100.9890	119.92	273,538	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2016 Heated Area: 1801 HX Base Yr 2016



1777 S 15TH ST, 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		265,332
TOTAL MARKET OB/XF VALUE		4,208
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		404,540
SOH/AGL Deduction		70,307
ASSESSED VALUE		334,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,233
TOTAL JUST VALUE		404,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142398	CO ISSUED	0	05/07/2015
20142398	NEW CONSTR	200,336	11/07/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1980/0289	5/08/2015	WD	Q	I	02	347,300

GRANTOR: ADVANTAGE HOME BUILDE

GRANTEE: MOONEY RAYMOND A &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W22 S26 E4 BAS=[YR=2015] S8 W4 S58 E1 FOP=[YR=2015] S8 E12 STR=[YR=2015] S3 STP=[YR=2015] S2 E6 N2 W6 $ E6 N3 W6$ E18 N8 W30$ E31 N48 FSP=[YR=2015] N12 W7 STP=[YR=2015] N6 W3 S6 E3$ W3 N6 W5 S9 W1 S9 E16$ W16 N9 E1 N9 W13$ E18 N26 $.

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	0810	CONCRETE A	0	100	0	0	448.00	SF	6.50	6.50	100	2015	2015	3	96	2,796	
2	0855	CONC PAVER	0	100	0	0	194.00	SF	7.00	7.00	100	2015	2015	3	96	1,304	
3	0855	CONC PAVER	0	100	0	0	16.00	SF	7.00	7.00	100	2015	2015	3	96	108	

LAND DESCRIPTION

TOTAL OB/XF 4,208

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	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS