BLOCK 3 LOT 6
AMELIA PARK COASTAL DISTRICT
TRACT C BLOCK 3 REPLAT PB 8/81

TOBIN NANCY L/E/
1761 S 15TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0003-0060

BUILDING CHARACTERISTICS

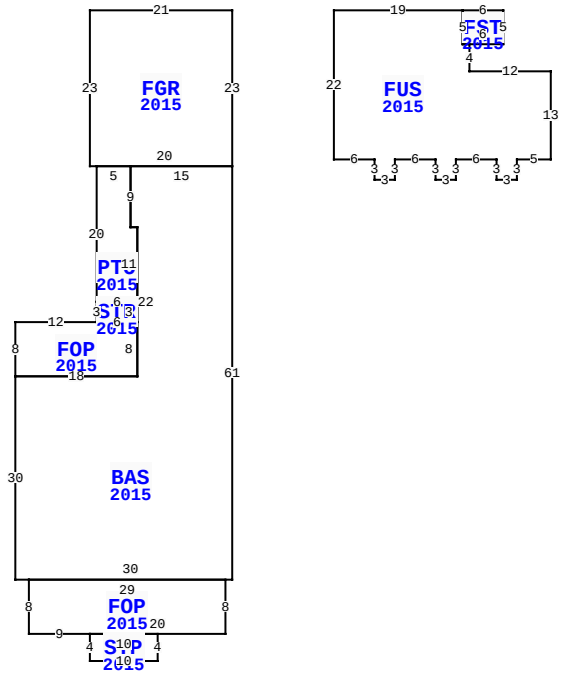
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,403	100	1,403	227,489
FGR	483	55	266	43,131
FOP	144	30	43	6,972
FOP	232	30	70	11,350
FST	30	55	16	2,595
FUS	618	100	618	100,206
PTO	111	5	6	973
STP	40	10	4	649
STR	18	10	2	324
TOTALS	3,079		2,428	393,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,428	117.3060	167.16	405,864	2015	2015	0	0	0	3.00	97.00

1 SFR CUST - 100% - 2021 Heated Area: 2021 HX Base Yr 2021



1761 S 15TH ST, 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		393,688
TOTAL MARKET OB/XF VALUE		3,694
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		532,382
SOH/AGL Deduction		72,891
ASSESSED VALUE		459,491
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		404,491
TOTAL JUST VALUE		532,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150412	NEW CONSTR	231,833	02/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/0550	6/10/2021	LE	U	I	11	100
GRANTOR: TOBIN NANCY						
GRANTEE: LEICHTER VAN						
2345/0279	3/05/2020	WD	Q	I	01	539,000
GRANTOR: GIBSON TOM RODERICK &						
GRANTEE: TOBIN BERT & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W21 S23 E1 PTO=[YR=2015] S20 STR=[YR=2015] S3 FOP=[YR=2015] W12 S8 BAS=[YR=2015] S30 E2 FOP=[YR=2015] S8 E9 STP=[YR=2015] S4 E10 N4 W10$ E20 N8 W29$ E30 N61 W15 S9 E1 S22 W18 $ E18 N8 W6$ E6 N3 W6$ E6 N11 W1 N9 W5$ E20 N23$ PTR=E15 FUS=[YR=2015] E19 FST=[YR=2015] E6 S5 W6 N5$ S5 E1 S4 E12 S13 W5 S3 W3 N3 W6 S3 W3 N3 W6 S3 W3 N3 W6 N22$ 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
1	0810	CONCRETE A	0	100	0	0	592.00	SF	6.50	6.50	100	2015	2015	3	96	3,694	

LAND DESCRIPTION

TOTAL OB/XF 3,694

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