BLOCK 4 LOT 8
AMELIA PARK COASTAL DISTRICT
PB 7/322

NEIBAUR DALE & TERESA J
1711 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0004-0080

BUILDING CHARACTERISTICS

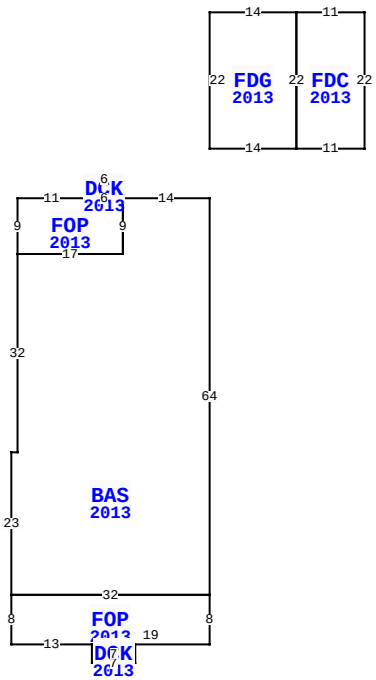
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,854	100	1,854	311,685
DCK	18	10	2	336
DCK	21	10	2	336
FDC	242	35	85	14,290
FDG	308	60	185	31,101
FOP	153	30	46	7,734
FOP	256	30	77	12,945
TOTALS	2,852		2,251	378,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,251	122.8920	175.12	394,195	2013	2013	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2023 Heated Area: 1854 HX Base Yr 2023



1711 S 15TH ST, FERNANDINA BEACH

BLD DATE	10/24/2013 KK	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		378,427
TOTAL MARKET OB/XF VALUE		4,385
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		517,812
SOH/AGL Deduction		0
ASSESSED VALUE		517,812
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		467,812
TOTAL JUST VALUE		517,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131541	H/AC	4,595	07/02/2013
20130605	NEW CONSTR	195,759	03/25/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0987	3/18/2022	WD	Q	I	01	655,000
GRANTOR: SAITOW PROPERTIES LLC						
GRANTEE: NEIBAUR DALE & TERE						
2054/0688	6/16/2016	WD	Q	I	01	395,000
GRANTOR: STANTON ADAM D & STEP						
GRANTEE: SAITOW PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 DCK=[YR=2013] N3 W6 S3 FOP=[YR=2013] W11 S9 E17 N9 W6$ E6$ S9 W17 S32 W1 S23 FOP=[YR=2013] S8 E13 DCK=[YR=2013] S3 E7 N3 W7$ E19 N8 W32$ E32 N64$ PTR=N30 FDG=[YR=2013] E14 FDC=[YR=2013] E11 S22 W11 N22$ S22 W14 N22$ S30$.

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	483.00	SF	6.50	6.50	100	2013	2013	3	95	2,983	
2	0810	CONCRETE A	0	100	0	0	142.00	SF	6.50	6.50	100	2013	2013	3	95	877	
3	0810	CONCRETE A	0	100	0	0	85.00	SF	6.50	6.50	100	2013	2013	3	95	525	

LAND DESCRIPTION

TOTAL OB/XF 4,385

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	0003		0.00	0.00	45.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	135,000							

REVIEW DATE 03/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS