BLOCK 2A LOT 2
ESMT PT OR 1883/705
AMELIA PARK COASTAL DISTRICT

GRINTER DONALD W & LORI
1778 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102E-002A-0020

BUILDING CHARACTERISTICS

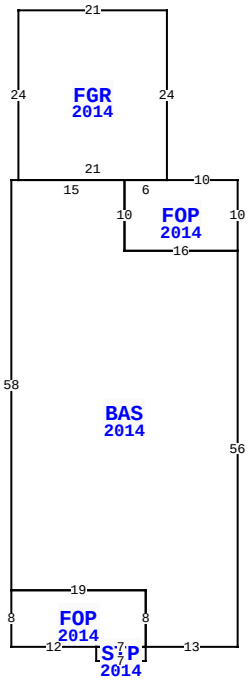
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,800	100	1,800	278,476
FGR	504	55	277	42,855
FOP	152	30	46	7,117
FOP	160	30	48	7,426
STP	14	10	1	154
TOTALS	2,630		2,172	336,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,172	112.5040	160.32	348,215	2014	2014	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



1778 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		336,027
TOTAL MARKET OB/XF VALUE		1,643
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		457,670
SOH/AGL Deduction		69,460
ASSESSED VALUE		388,210
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		338,210
TOTAL JUST VALUE		457,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140845	NEW CONSTR	25,000	04/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2338/0092	2/04/2020	SW	Q	I	02	475,000
GRANTOR: LUNDBORG PEARL JONES						
GRANTEE: GRINTER DONALD W &						
1957/1851	1/14/2015	WD	Q	I	02	341,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: LUNDBORG PEARL JONE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W10 FGR=[YR=2014] N24 W21 S24 BAS=[YR=2014] W1 S58 FOP=[YR=2014] S8 E12 STP=[YR=2014] S2 E7 N2 W7$ E7 N8 W19$ E19 S8 E13 N56 W16 N10 W15$ E21$ W6 S10 E16 N10$.

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	52.00	SF	6.50	6.50	100	2014	2014	3	95	321	
2	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2014	2014	3	95	99	
3	0810	CONCRETE A	0	100	0	0	198.00	SF	6.50	6.50	100	2014	2014	3	95	1,223	

LAND DESCRIPTION

TOTAL OB/XF 1,643

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	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

REVIEW DATE 06/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS