BLOCK 2A LOT 3
AMELIA PARK COASTAL DISTRICT
BLOCK 2 REPLAT PB 8/58

PADGETT L W TRUST/PADGETT LAVADA W TRUSTEE
1774 S 15TH ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-102E-002A-0030**

## NASSAU COUNTY PROPERTY



### 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 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |

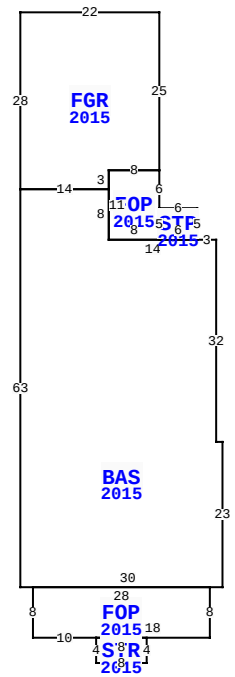
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,840 | 100 | 1,840 | 308,449 |
| FGR | 592 | 55 | 326 | 54,649 |
| FOP | 88 | 30 | 26 | 4,358 |
| FOP | 224 | 30 | 67 | 11,232 |
| STP | 30 | 10 | 3 | 502 |
| STR | 32 | 10 | 3 | 502 |
| TOTALS | 2,806 | | 2,265 | 379,694 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,265 | 121.2750 | 172.82 | 391,437 | 2015 | 2015 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SFR CUST – 100% - 2016 Heated Area: 1840 HX Base Yr 2016




1774 S 15TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 379,694 |
| TOTAL MARKET OB/XF VALUE | | 2,537 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 502,231 |
| SOH/AGL Deduction | | 149,933 |
| ASSESSED VALUE | | 352,298 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 297,298 |
| TOTAL JUST VALUE | | 502,231 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 472,951 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20150400 | CO ISSUED | 0 | 08/17/2015 |
| 20150400 | NEW CONSTR | 242,000 | 02/23/2015 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2376/1427 | 7/16/2020 | WD | U | I | 11 | 100 |
| GRANTOR: PADGETT LAVADA W | | | | | | |
| GRANTEE: PADGETT L W TRUST | | | | | | |
| 1909/1664 | 3/31/2014 | WD | Q | V | 02 | 66,000 |
| GRANTOR: APCD LOTS LLC | | | | | | |
| GRANTEE: PADGETT LAVADA W | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FGR=[YR=2015] W22 S28 BAS=[YR=2015] S63 E2 FOP=[YR=2015] S8 E10 STR=[YR=2015] S4 E8 N4 W8$ E18 N8 W28$ E30 N23 W1 N32 W3 STP=[YR=2015] N5 W6 FOP=[YR=2015] N6 W8 S11 E8 N5$ S5 E6$ W14 N8 W14$ E14 N3 E8 N25$.

### 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 | 162.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 96 | 1,011 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 26.00 | SF | 7.00 | 7.00 | 100 | 2015 | 2015 | 3 | 96 | 175 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 201.00 | SF | 7.00 | 7.00 | 100 | 2015 | 2015 | 3 | 96 | 1,351 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,537

| 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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS