BLOCK 2A LOT 4
AMELIA PARK COASTAL DISTRICT
BLOCK 2 REPLAT PB 8/58

CONNIN MARTIN & LAURA G REVOCABLE TRUST/CONNIN MAR
1770 S 15TH STREET
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-102E-002A-0040**

## 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 | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 |

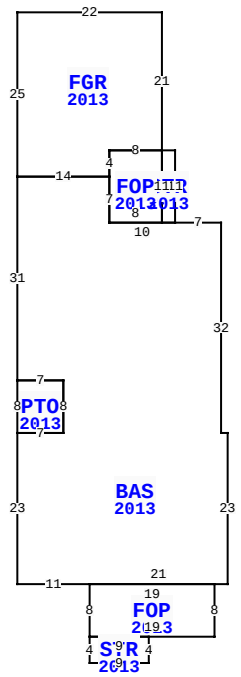
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,770 | 100 | 1,770 | 313,485 |
| FGR | 518 | 55 | 285 | 50,477 |
| FOP | 88 | 30 | 26 | 4,605 |
| FOP | 152 | 30 | 46 | 8,148 |
| PTO | 56 | 5 | 3 | 531 |
| STR | 22 | 10 | 2 | 354 |
| STR | 36 | 10 | 4 | 708 |
| TOTALS | 2,642 | | 2,136 | 378,308 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,136 | 129.4678 | 184.49 | 394,071 | 2013 | 2013 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SFR CUST – 100% - 2021 Heated Area: 1770 HX Base Yr 2021




1770 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 | | 378,308 |
| TOTAL MARKET OB/XF VALUE | | 2,663 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 500,971 |
| SOH/AGL Deduction | | 183,346 |
| ASSESSED VALUE | | 317,625 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 267,625 |
| TOTAL JUST VALUE | | 500,971 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 471,517 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121907 | NEW CONSTR | 0 | 08/28/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2391/0436 | 8/27/2020 | WD | Q | I | 01 | 540,000 |
| GRANTOR: KNIGHT MICHAEL A & AV | | | | | | |
| GRANTEE: CONNIN MARTIN J & L | | | | | | |
| 1856/0736 | 4/25/2013 | WD | Q | I | 02 | 315,900 |
| GRANTOR: APCD LOTS LLC | | | | | | |
| GRANTEE: KNIGHT MICHAEL A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W7 STR=[YR=2013] N11 W2 FGR=[YR=2013] N21 W22 S25 E14 FOP=[YR=2013] S7 E8 N11 W8 S4$ N4 E8 $ S11 E2$ W10 N7 W14 S31 PTO=[YR=2013] S8 E7 N8 W7$ E7 S8 W7 S23 E11 FOP=[YR=2013] S8 STR=[YR=2013] S4 E9 N4 W9$ E19 N8 W19$ E21 N23 W1 N32$.

## 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 | 207.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 95 | 1,278 | |
| 2 | 0825 | BRICK | 0 | 100 | 0 | 0 | 104.00 | SF | 12.50 | 12.50 | 100 | 2013 | 2013 | 3 | 98 | 1,274 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 6 | 3 | 18.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 95 | 111 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,663

| 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 03/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS