BLOCK 2A LOT 7
IN OR 2110/1543
ESMT PT OR 1883/705

WILLIAMS DAVID L & SHARILYN J
1758 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102E-002A-0070

BUILDING CHARACTERISTICS

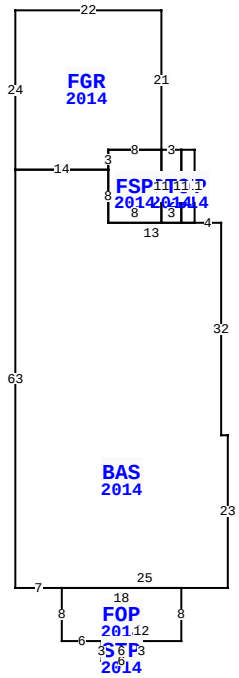
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,840	100	1,840	293,595
FGR	504	55	277	44,199
FOP	144	30	43	6,861
FSP	88	40	35	5,584
PTO	33	5	2	319
STP	18	10	2	319
STP	22	10	2	319
TOTALS	2,649		2,201	351,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,201	116.0320	165.35	363,935	2014	2014	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2018 Heated Area: 1840 HX Base Yr 2018



1758 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		351,197
TOTAL MARKET OB/XF VALUE		1,917
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		473,114
SOH/AGL Deduction		107,644
ASSESSED VALUE		365,470
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,470
TOTAL JUST VALUE		473,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141098	CO ISSUED	0	01/07/2015
20141249	NEW CONSTR	0	06/11/2014
20141098	NEW CONSTR	201,830	05/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/1543	3/31/2017	WD	U	I	11	100
GRANTOR: PERNA LANCE E & LISA						
GRANTEE: WILLIAMS DAVID L &						
2110/1543	3/29/2017	WD	U	I	11	100
GRANTOR: WILLIAMS DAVID L &						
GRANTEE: WILLIAMS DAVID L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W4 STP=[YR=2014] N11 W2 PTO=[YR=2014] W3 FGR=[YR=2014] N21 W22 S24 E14 FSP=[YR=2014] S8 E8 N11 W8 S3$ N3 E8$ S11 E3 N11$ S11 E2$ W13 N8 W14 S63 E7 FOP=[YR=2014] S8 E6 STP=[YR=2014] S3 E6 N3 W6$ E12 N8 W18$ E25 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	0476	VF 6 SBPL	0	100	0	0	15.00	LF	32.00	32.00	100	2014	2014	3	89	427	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	
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 1,917

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