BLOCK 2C LOT 1
AMELIA PARK COASTAL DISTRICT
BLOCKS 2 & 4 REPLAT PB 8/63

SMEDLEY PATRICIA
1744 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102G-002C-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

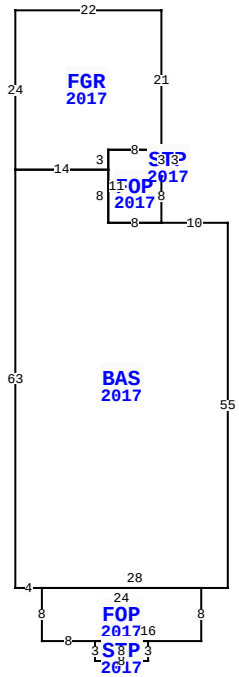
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,872	100	1,872	318,443
FGR	504	55	277	47,120
FOP	88	30	26	4,423
FOP	192	30	58	9,867
STP	6	10	1	171
STP	24	10	2	340
TOTALS	2,686		2,236	380,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,236	121.8140	173.58	388,125	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2022 Heated Area: 1872 HX Base Yr 2022



1744 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		380,362
TOTAL MARKET OB/XF VALUE		4,088
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		510,450
SOH/AGL Deduction		15,634
ASSESSED VALUE		494,816
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		439,816
TOTAL JUST VALUE		510,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162345	CO ISSUED	0	04/12/2017
20162345	NEW CONSTR	234,870	08/24/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2513/1736	11/15/2021	WD	Q	I	01	575,000
GRANTOR: THE GOSS FAMILY TRUST						
GRANTEE: SMEDLEY PATRICIA						
2113/1924	4/13/2017	WD	Q	I	01	415,000
GRANTOR: HOWELL STEUERT LLC						
GRANTEE: THE GOSS FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W22 S24 BAS=[YR=2017] S63 E4 FOP=[YR=2017] S8 E8 STP=[YR=2017] S3 E8 N3 W8$ E16 N8 W24$ E28 N55 W10 FOP=[YR=2017] N8 STP=[YR=2017] E2 N3 W2 S3 $ N3 W8 S11 E8$ W8 N8 W14$ E14 N3 E8 N21$.

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	0855	CONC PAVER	0	100	0	0	288.00	SF	7.00	7.00	100	2017	2017	3	97	1,956	
2	0855	CONC PAVER	0	100	0	0	222.00	SF	7.00	7.00	100	2017	2017	3	97	1,507	
3	0855	CONC PAVER	0	100	0	0	92.00	SF	7.00	7.00	100	2017	2017	3	97	625	

LAND DESCRIPTION

TOTAL OB/XF 4,088

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	PUD	0.00	0.00	42.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	126,000							

REVIEW DATE 04/20/2017 BY DJ Total Acres: 0.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/02/2023 BY SYS