BLOCK 2C LOT 2
IN OR 1936/125
AMELIA PARK COASTAL DISTRICT

RIMINGTON JOHN & NANCY
1740 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102G-002C-0020

BUILDING CHARACTERISTICS

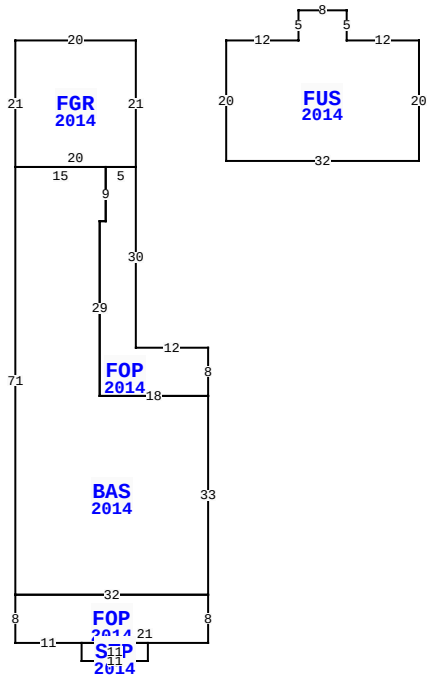
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,597	100	1,597	264,146
FGR	420	55	231	38,207
FOP	256	30	77	12,736
FOP	315	30	94	15,548
FUS	680	100	680	112,473
STP	33	10	3	496
TOTALS	3,301		2,682	443,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,682	120.2784	171.40	459,695	2014	2014	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2015 Heated Area: 2277 HX Base Yr 2015



1740 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		443,606
TOTAL MARKET OB/XF VALUE		4,293
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		573,899
SOH/AGL Deduction		158,141
ASSESSED VALUE		415,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		365,758
TOTAL JUST VALUE		573,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140062	NEW CONSTR	250,027	01/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1936/0125	8/28/2014	WD	Q	I	01	399,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: RIMINGTON JOHN & NA						
1890/1823	11/13/2013	WD	Q	V	01	69,300
GRANTOR: APCD LOTS LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2014] W20 S21 BAS=[YR=2014] S71 FOP=[YR=2014] S8 E11 STP=[YR=2014] S3 E11 N3 W11$ E21 N8 W32$ E32 N33 FOP=[YR=2014] N8 W12 N30 W5 S9 W1 S29 E18$ W18 N29 E1 N9 W15$ E20 N21$ PTR=E15 FUS=[YR=2014] E12 N5 E8 S5 E12 S20 W32 N20$ W15$.

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	80.00	SF	7.00	7.00	100	2014	2014	3	95	532	
2	0810	CONCRETE A	0	100	0	0	126.00	SF	6.50	6.50	100	2014	2014	3	95	778	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2014	2014	3	89	2,051	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	
5	0855	CONC PAVER	0	100	10	10	100.00	SF	7.00	7.00	100	2014	2014	3	95	665	

LAND DESCRIPTION

TOTAL OB/XF 4,293

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 06/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/02/2023 BY SYS