



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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	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	318,312
FGR	504	55	277	47,920
FOP	88	30	26	4,498
FOP	224	30	67	11,591
STP	18	10	2	346
STP	22	10	2	346

TOTALS	2,696		2,214	383,012
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	24.00	SF	10.00	10.00	100	2014
2	0855	CONC PAVER	0 100	7	11	77.00	SF	10.00	10.00	100	2014
3	0855	CONC PAVER	0 100	0	0	99.00	SF	10.00	10.00	100	2014
4	0810	CONCRETE A	0 100	0	0	504.00	SF	6.50	6.50	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	40.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,214	125.8026	179.27	396,904	2014	2014	0	0	3.50	96.50
1 SFR CUST - 100% - 2020 Heated Area: 1840 HX Base Yr 2020											

1731 S 15TH ST, FERNANDINA BEACH				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
24.00	SF	10.00	10.00	100	2014	2014	3	95	228	
77.00	SF	10.00	10.00	100	2014	2014	3	95	732	
99.00	SF	10.00	10.00	100	2014	2014	3	95	941	
504.00	SF	6.50	6.50	100	2014	2014	3	95	3,112	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		383,012	
TOTAL MARKET OB/XF VALUE		5,013	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		508,025	
SOH/AGL Deduction		154,955	
ASSESSED VALUE		353,070	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		303,070	
TOTAL JUST VALUE		508,025	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141150	NEW CONSTR	201,831	06/02/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2287/1403	7/03/2019	WD Q	Q	I	01
GRANTOR: STEINKE NORMAN E & MA					
GRANTEE: KITCHTON RONALD T &					
1911/1176	4/07/2014	WD Q	Q	V	02
GRANTOR: APCD LOTS LLC					
GRANTEE: STEINKE NORMAN E &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2014] W22 S21 STP=[YR=2014] W2 S11 BAS=[YR=2014] W7 S32 W1 S23 E2 FOP=[YR=2014] S8 E9 STP=[YR=2014] S2 E9 N2 W9\$ E19 N8 W28\$ E30 N63 W14 FOP=[YR=2014] N3 W8 S11 E8 N8\$ S8 W10\$ E2 N11\$ E8 S3 E14 N24\$.											