

W 83.35' BLOCK R LOT 6
INCL N21.4' STRIP N OF W100
EX E 65.5' OF LOT 6

KIRKPATRICK JAMES IV & BROOKE H
324 N 15TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000R-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	68,157
BAS	209	100	209	15,620
FGR	312	55	172	12,855
FUS	532	100	532	39,758
SFB	456	80	365	27,278
STP	40	10	4	299
UOP	147	20	29	2,167
TOTALS	2,608		2,223	166,134

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	
2	0811	CONCRETE B	0	100	0	0	144.00	SF	5.20	5.20	
4	1243	WD DECK F	0	100	0	0	103.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	137.00	83.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,223	101.9200	91.98	204,472	1976	1976	0	0	0 18.75	81.25
1 SINGLE FAM - 100% - 2018 Heated Area: 2018 HX Base Yr 2018											
324 N 15TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
1,219											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,134	
TOTAL MARKET OB/XF VALUE		1,219	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		392,353	
SOH/AGL Deduction		170,120	
ASSESSED VALUE		222,233	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		172,233	
TOTAL JUST VALUE		392,353	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,015	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6966	REPAIR/RRF	1,200	03/23/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2112/1550	4/07/2017	WD	Q	I	02
GRANTOR: ADAMS RICHARD & CAROL					
GRANTEE: KIRKPATRICK JAMES I					
1887/0018	10/28/2013	WD	U	I	37
GRANTOR: SMITH DANIEL K & KRIS					
GRANTEE: ADAMS RICHARD & CAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 BAS=[YR=2017] N11 W19 UOP=[YR=2013] W21 S7 SFB=[YR=2017] W11 S24 E19 FGR=[YR=1993] E13 N24 W13 S24\$ N24 W8\$ E21 N7\$ S11 E19\$ W19 S24 E13 STP=[YR=1993] S4 E10 N4 W10\$ E25 N24\$ PTR=E15 FUS=[YR=1993] E14 S38 W14 N38\$ W15\$.											