LOT 5
IN OR 1331/31
AZALEA TERRACE #1 PB 3/63

MICHEA JANET
634 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1080-0005-0000

BUILDING CHARACTERISTICS

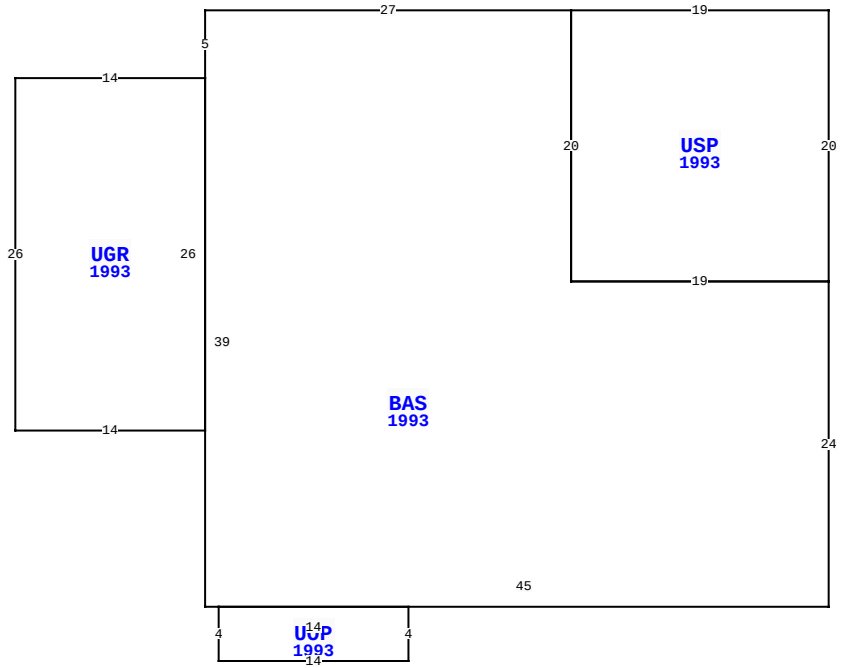
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1,644	136,923
UGR	364	45	164	13,659
UOP	56	20	11	916
USP	380	30	114	9,495
TOTALS	2,444		1,933	160,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	109.8580	99.15	191,657	1959	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1644 HX Base Yr 2009



634 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		160,992
TOTAL MARKET OB/XF VALUE		10,507
TOTAL LAND VALUE - MARKET		137,600
TOTAL MARKET VALUE		309,099
SOH/AGL Deduction		201,151
ASSESSED VALUE		107,948
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		2,948
TOTAL JUST VALUE		309,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041022	H/AC	4,000	06/10/2005
20041021	REMODEL	2,000	06/04/2004
983973	REPAIR/RRF	8,700	07/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/0031	7/06/2005	WD	Q	I		174,900
GRANTOR: LANG KATHY SUE RYLANT						
GRANTEE: MICHEA LOUIS & JANE						
0964/1543	1/03/2001	QC	U	I	01	100
GRANTOR: RYLANT EVELYN V						
GRANTEE: LANG KATHY & MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W19 BAS=[YR=1993] W27 S5 UGR=[YR=1993] W14 S26 E14 N26$ S39 E1 UOP=[YR=1993] S4 E14 N4 W14$ E45 N24W19 N20$ S20 E19 N20$.

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	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1973	1973	3	20	840	
2	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	1985	1985	3	20	6,630	
3	0845	KOOL DECK	0	100	86	3	258.00	SF	7.25	7.25	100	1985	1985	3	49.5	926	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	34	1,190	
5	0810	CONCRETE A	0	100	63	8	504.00	SF	6.50	6.50	100	1973	1973	3	25	819	
6	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1973	1973	3	25	102	

LAND DESCRIPTION

TOTAL OB/XF 10,507

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	0006	R-1	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600							

REVIEW DATE 04/21/2017 BY DJX Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS