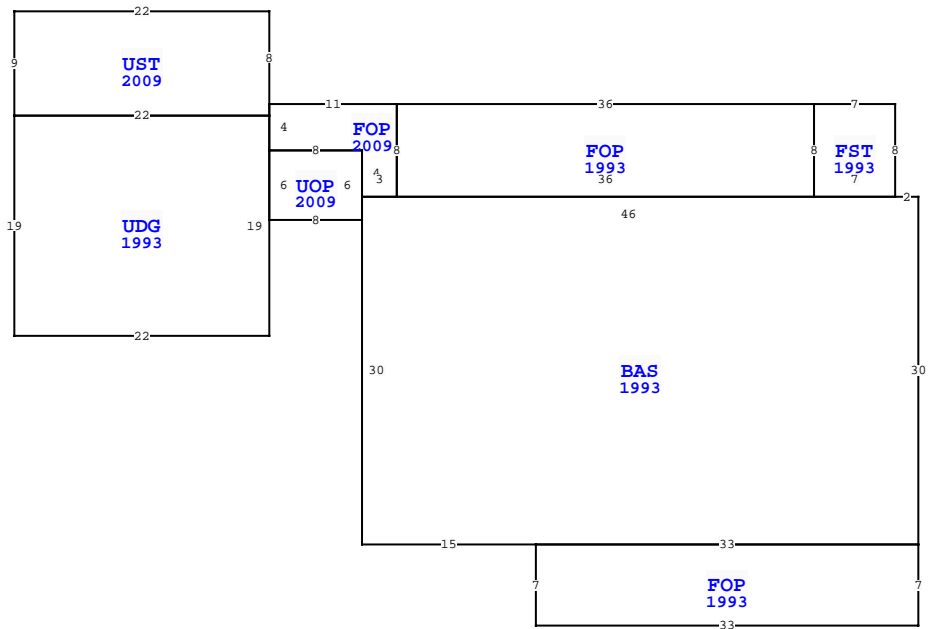




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	18	CEMENT BRK	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	03	MASONRY	100
Stories	1.	1.100	
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,972	104.8600	94.64	186,630	1953	1990	0	0	20.00	80.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1440 HX Base Yr													



Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1008.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	109,026
FOP	231	30	69	5,224
FOP	288	30	86	6,511
FOP	56	30	17	1,287
FST	56	55	31	2,347
UDG	418	55	230	17,414
UOP	48	20	10	757
UST	198	45	89	6,738
TOTALS	2,735		1,972	149,304

118 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			149,304
TOTAL MARKET OB/XF VALUE			13,632
TOTAL LAND VALUE - MARKET			223,200
TOTAL MARKET VALUE			386,136
SOH/AGL Deduction			100,273
ASSESSED VALUE			285,863
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			285,863
TOTAL JUST VALUE			386,136
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210744	REPAIR/RRF	0	10/25/2021
20042010	REPAIR/RRF	8,000	11/01/2004
990820	REPAIR/RRF	500	07/12/1999
4419B	SWIM POOL	7,500	08/04/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/880	5/23/2023	WD	U	I	11	99
GRANTOR: HILLIARD THOMAS J III						
GRANTEE: HILLIARD FAMILY 202						
1889/1946	11/15/2013	WD	Q	I	02	155,000
GRANTOR: MCKENDREE SARA F						
GRANTEE: HILLIARD THOMAS J I						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W2 FST=[YR=1993] N8W7 FOP=[YR=1993] W36 FOP=[YR=2009] W11 UST=[YR=2009] N8W22S9 UDG=[YR=1993] S19E22 N19W22E22N1S4UOP=[YR=2009] S6E8N6 W8\$ E8S4E3N8S8E36N8S8E7\$W46 S30E15 FOP=[YR=1993] S7E33N7W33\$ E33 N30\$.	

EXTRA FEATURES																	
L N	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	0810	CONCRETE A	0	0	0	0	1,308.00	SF	6.50	6.50	100	1980	1980	3	35	2,976	
2	0752	USP	0	0	26	17	442.00	SF	15.00	15.00	100	1980	1980	3	20	1,326	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1953	1953	3	20	700	
4	0866	POOL FIBER	0	0	26	10	260.00	SF	72.00	72.00	100	1987	1987	3	20	3,744	
5	0845	KOOL DECK	0	0	0	0	690.00	SF	7.25	7.25	100	1987	1987	3	54.5	2,726	
6	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00	30.00	100	1980	1980	3	20	2,160	
TOTAL OB/XF 13,632																	

LAND DESCRIPTION														TOTAL OB/XF 13,632										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			93.00	150.00	93.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	223,200							