LOT 13
IN OR 1326/1608
COOPER TERRACE PB 3/15

POWELL DAVID L & JUDITH C
38 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1220-0013-0000

BUILDING CHARACTERISTICS

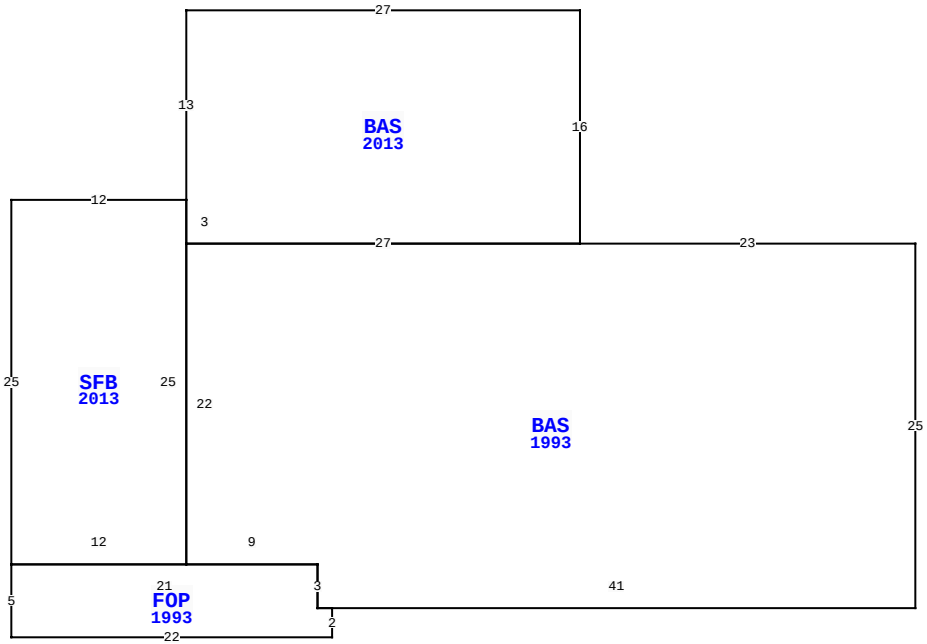
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	07	ASB SHNGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,223	100	1,223	92,230
BAS	432	100	432	32,579
FOP	107	30	32	2,413
SFB	300	80	240	18,099
TOTALS	2,062		1,927	145,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	103.3900	93.31	179,808	1952	1985	0	0	0	19.18	80.82

1 SINGLE FAM – 100% - 2007 Heated Area: 1895 HX Base Yr 2007



38 S 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,321
TOTAL MARKET OB/XF VALUE		725
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		326,046
SOH/AGL Deduction		190,360
ASSESSED VALUE		135,686
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,686
TOTAL JUST VALUE		326,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070142	H/AC	0	01/29/2007
6925	REPAIR/RRF	2,500	02/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/1608	6/17/2005	WD	Q	I		185,000
GRANTOR: GREESON RONALD E & GE						
GRANTEE: POWELL DAVID L & JU						
0734/1577	7/25/1995	WD	U	I	18	100
GRANTOR: GREENSON ERESTINE D						
GRANTEE: GREENSON ERESTINE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 BAS=[YR=2013] N16 W27 S13 SFB=[YR=2013] W12 S25FOP=[YR=1993] S5 E22 N2 W1 N3 W21$ E12 N25 $ S3 E27$ W27 S22 E9 S3 E41 N25$.

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	0810	CONCRETE A	0	100	62	9	558.00	SF	6.50	6.50	100	1952	1952	3	20	725	

LAND DESCRIPTION

TOTAL OB/XF 725

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			75.00	150.00	75.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	180,000							

REVIEW DATE 05/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS