BLOCK 2 LOT 18
IN OR 526 PG 706
EGAN MEADOWS 1 PB 3/45

WHITE DANNY J & NANCY S
1139 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0002-0180

BUILDING CHARACTERISTICS

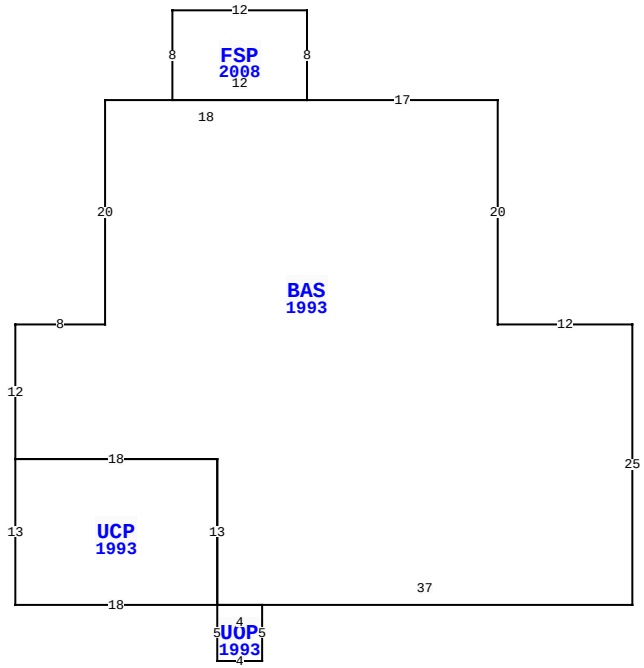
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,841	100	1,841	118,983
FSP	96	40	38	2,456
UCP	234	20	47	3,038
UOP	20	20	4	258
TOTALS	2,191		1,930	124,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	90.6500	81.81	157,893	1959	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 1980 Heated Area: 1841 HX Base Yr 1980



1139 N 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		124,735
TOTAL MARKET OB/XF VALUE		3,456
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		303,191
SOH/AGL Deduction		219,857
ASSESSED VALUE		83,334
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,334
TOTAL JUST VALUE		303,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052813	REPAIR/RRF	4,000	10/10/2005
5908	REMODEL	2,000	04/01/1990
3646B	GARAGE	2,000	03/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0526/0706	9/15/1987	WD	U	I		12,600
GRANTOR: WHITE JOHNNY F &						
GRANTEE: WHITE DANNY & NANCY						
0273/0323	8/01/1978	WD	Q	I		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N20 W17 FSP=[YR=2008] N8 W12 S8 E12$ W18 S20 W8 S12 UCP=[YR=1993] S13 E18UOP=[YR=1993] S5 E4 N5 W4$ N13 W18$ E18 S13 E37 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	0940	SHEDS/PORT	0	100	24	16	384.00	SF	30.00	30.00	100	1989	1989	3	20	2,304	
2	0940	SHEDS/PORT	0	100	6	16	96.00	SF	30.00	30.00	100	2008	2008	3	40	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,456

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	72.00	193.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS