BLOCK 2 LOT 22
OR 314/260
EGAN MEADOWS = 1 PB 3/45

TOMES DONNA
1123 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0002-0220

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	08	SHT VINYL 100
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	02	Quality Level 02

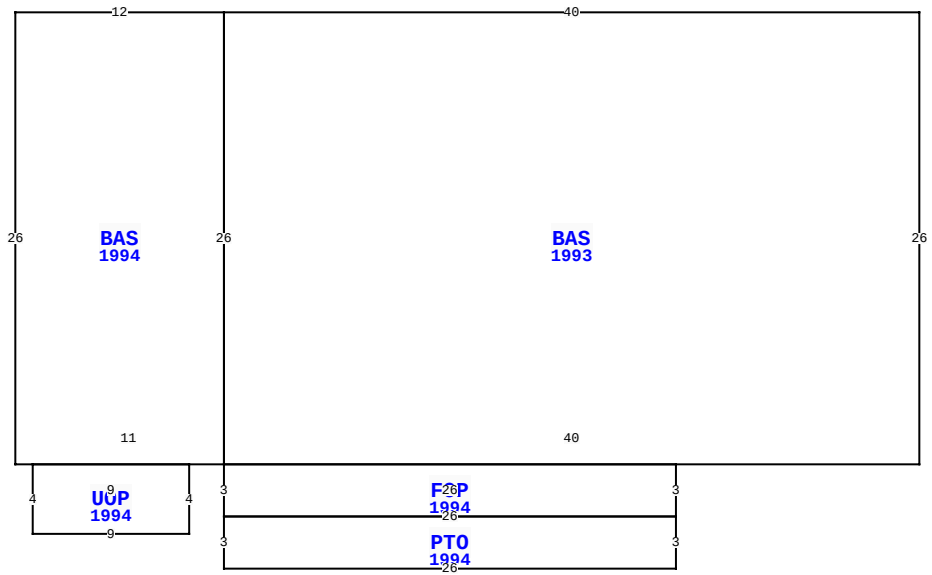
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	80,948
BAS	312	100	312	24,284
FOP	78	30	23	1,790
PTO	78	5	4	311
UOP	36	20	7	545
TOTALS	1,544		1,386	107,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,386	101.7640	91.84	127,290	1980	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 1989 Heated Area: 1352 HX Base Yr 1989



1123 N 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		107,878
TOTAL MARKET OB/XF VALUE		1,613
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		284,491
SOH/AGL Deduction		202,585
ASSESSED VALUE		81,906
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		26,906
TOTAL JUST VALUE		284,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110999	REPAIR/RRF	4,000	06/20/2011
20101255	H/AC	3,000	08/02/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0314/0260	5/01/1980	WD	Q	I		31,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=1994] W12 S26 E1 UOP=[YR=1994] S4E9N4W9$ E11 N26$ S26 FOP=[YR=1994] S3 PTO=[YR=1994] S3E26N3W26$ E26N3W26$ E40 N26$.

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	54	10	540.00	SF	6.50	6.50	100	1980	1980	3	35	1,229	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,613

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	75.00	205.00	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