

BLOCK 2 LOTS 23 24 & 25
OR 478 PG 7
EGAN MEADOWS # 1 PB 3/45

WHITE DONNY MICHAEL
1117 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0002-0230



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	729	100	729	58,769
FGR	288	55	158	12,737
FUS	729	100	729	58,769

TOTALS	1,746		1,616	130,274
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0810	CONCRETE A	0 100	0	0	144.00	SF	6.50	
4	0825	BRICK	0 100	4	6	24.00	SF	12.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	120.00	210.00	3.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,616	115.2600	104.02	168,096	1992	1992	0	0	22.50	77.50

1 SINGLE FAM - 100% - 1993

Heated Area: 1458

HX Base Yr 1993

12

24

FGR
1993

24

12

27

26

BAS
1993

27

27

27

27

FUS
1993

27

27

1117 N 15TH ST, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
TOTAL OB/XF 2,365									

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		130,274		
TOTAL MARKET OB/XF VALUE		2,365		
TOTAL LAND VALUE - MARKET		262,500		
TOTAL MARKET VALUE		395,139		
SOH/AGL Deduction		284,889		
ASSESSED VALUE		110,250		
TOTAL EXEMPTION VALUE		HX HB	50,000	
BASE TAXABLE VALUE		60,250		
TOTAL JUST VALUE		395,139		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		321,444		