BLOCK 3 LOT 3 & N25 FT LOT 2
IN OR 2196/1216
EGAN MEADOWS 1 PB 3/45

GRANT WILLIAM G
1108 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0003-0030

BUILDING CHARACTERISTICS

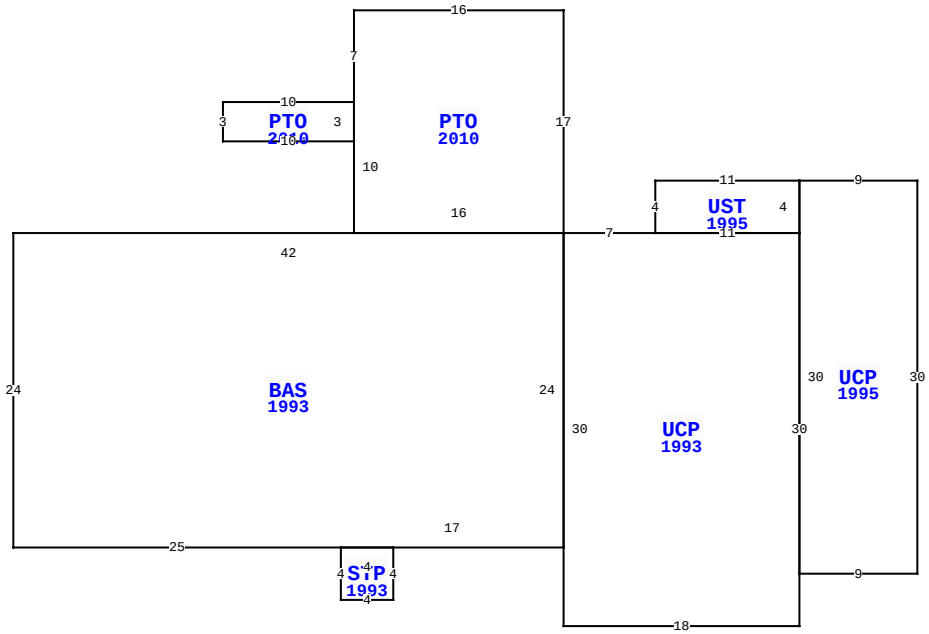
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,008	100	1,008	89,633
PTO	30	5	2	178
PTO	272	5	14	1,245
STP	16	10	2	178
UCP	540	20	108	9,603
UCP	270	20	54	4,802
UST	44	45	20	1,778
TOTALS	2,180		1,208	107,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,208	123.5430	111.50	134,692	1977	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1008 HX Base Yr 2023



1108 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		107,417
TOTAL MARKET OB/XF VALUE		1,338
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		283,755
SOH/AGL Deduction		0
ASSESSED VALUE		283,755
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,755
TOTAL JUST VALUE		283,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101915	XFOB	2,000	11/04/2010
20090582	XFOB	500	05/11/2009
20062554	REMODEL	1,500	11/15/2006
20062465	XFOB	15,000	11/06/2006
4769	CARPORT	2,000	03/24/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/1216	5/14/2018	WD	Q	I	01	197,000
GRANTOR: MORRIS RODNEY G & DEL						
GRANTEE: GRANT WILLIAM G						
1543/1474	12/31/2007	WD	Q	I		92,000
GRANTOR: YAGINS BEVERLY A & PA						
GRANTEE: MORRIS RODNEY G & D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1995] W9 UST=[YR=1995] W11 S4 UCP=[YR=1993] W7 PTO=[YR=2010] N17W16S7 PTO=[YR=2010] W10S3 E10N3$ S10E16$ BAS=[YR=1993] W42 S24 E25STP=[YR=1993] S4 E4 N4 W4 $ E17 N24 $ S30 E18 N30 W11 $ E11N4$ S30E9 N30 $.

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	0	0	808.00	SF	3.25	3.25	100	1980	1980	3	35	919	
2	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	1994	1994	3	70	419	

LAND DESCRIPTION

TOTAL OB/XF 1,338

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	100.00	123.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 02/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS