BLOCK 3 LOT 8
EGAN MEADOWS 1 PB 3/45

HOHMAN JOHN G JR
1128 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0003-0080

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

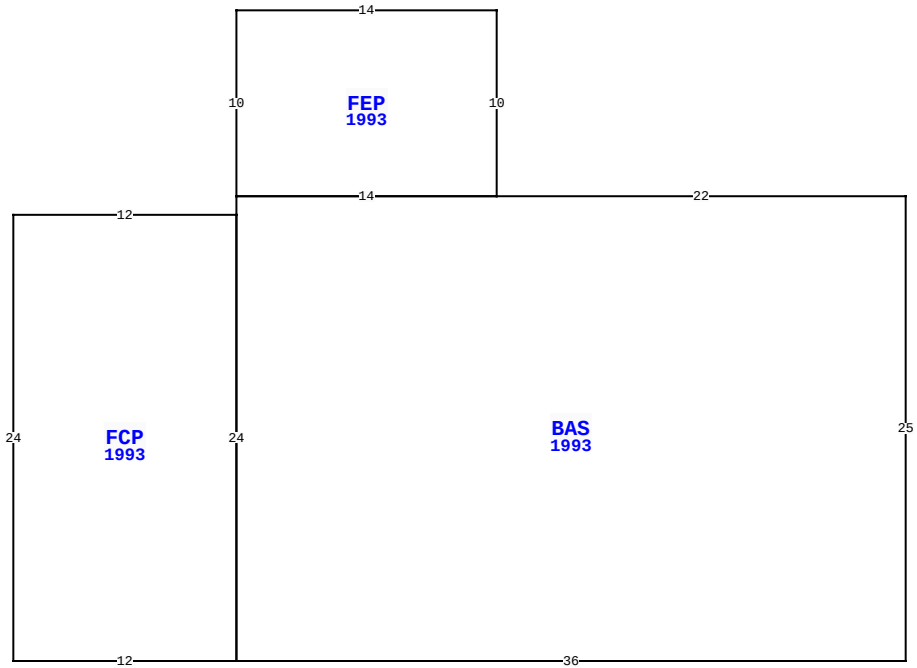
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	57,175
FCP	288	25	72	4,574
FEP	140	80	112	7,115
TOTALS	1,328		1,084	68,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,084	107.0600	96.62	104,736	1959	1959	0	0	0	34.25	65.75

1 SINGLE FAM – 100% - 0 Heated Area: 900 HX Base Yr



1128 N 15TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		68,864
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		245,424
SOH/AGL Deduction		188,480
ASSESSED VALUE		56,944
TOTAL EXEMPTION VALUE	HX HB WR	36,944
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		245,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110957	H/AC	4,500	06/13/2011
20080523	REPAIR/RRF	1,800	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0069/0518	1/01/1966	TA	U	I		9,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FEP=[YR=1993] N10 W14 S10 E14$ W14 S1
FCP=[YR=1993] W12 S24 E12 N24$ S24 E36 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
3	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	1995	1995	3	20	780	
4	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	1995	1995	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	124.00	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