BLOCK 1 LOT 1
AMELIA PARK TOWN CENTER
BLOCKS 1 & 4 PBK 8/185

LEHMAN TAO
1798 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-127P-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

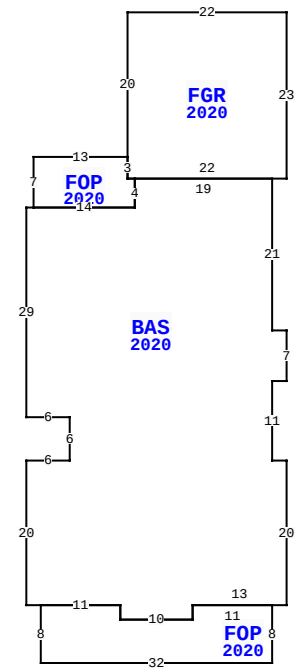
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	361,178
FGR	506	55	278	50,609
FOP	95	30	28	5,097
FOP	236	30	71	12,925
TOTALS	2,821		2,361	429,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,361	128.3898	182.96	431,969	2020	2020	0	0	0	0.50	99.50

1 SFR CUST - 100% - 2021 Heated Area: 1984 HX Base Yr 2021



1798 S 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		429,809
TOTAL MARKET OB/XF VALUE		6,692
TOTAL LAND VALUE - MARKET		162,000
TOTAL MARKET VALUE		598,501
SOH/AGL Deduction		220,650
ASSESSED VALUE		377,851
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		327,851
TOTAL JUST VALUE		598,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190441	NEW CONSTR	265,111	08/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/1302	5/20/2020	WD	U	V	11	100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: LEHMAN TAO						
2351/0235	3/31/2020	WD	U	I	98	604,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: LEHMAN TAO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W22 S20 FOP=[YR=2020] W13 S7 BAS=[YR=2020] W1 S29 E6 S6 W6 S20 E2 FOP=[YR=2020] S8 E32 N8 W11 S2 W10 N2 W11 $ E11 S2 E10 N2 E13 N20 W2 N11 E2 N7 W2 N21W19 S4 W14 $ E14 N4 W1 N3 $ S3 E22 N23 $.

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	0855	CONC PAVER	0	100	0	0	676.00	SF	10.00	10.00	100	2020	2020	3	99	6,692	

LAND DESCRIPTION

TOTAL OB/XF 6,692

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			0.00	0.00	54.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	162,000							

REVIEW DATE 10/14/2020 BY RK Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/02/2023 BY SYS