

BLOCK 4 LOT 3
AMELIA PARK TOWN CENTER
BLOCKS 1 & 4 PBK 8/185

THOMPSON PAMELA V REV TRUST/THOMPSON PAMELA V TRUS
1789 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-127P-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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	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	1,612	100	1,612	282,901
FGR	408	55	224	39,311
FOP	232	30	70	12,285
FOP	315	30	94	16,496
FUS	642	100	642	112,669
STP	12	10	1	175
STR	40	10	4	702
TOTALS	3,261		2,647	464,542

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	51.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	288.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	45.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,647	124.3968	177.27	469,234	2019	2019	0	0	1.00	99.00
1 SFR CUST - 100% - 2020 Heated Area: 2254 HX Base Yr 2020											
1789 S 15TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
3,356											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		464,542	
TOTAL MARKET OB/XF VALUE		3,356	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		602,898	
SOH/AGL Deduction		139,110	
ASSESSED VALUE		463,788	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		408,788	
TOTAL JUST VALUE		602,898	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		566,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184328	NEW CONSTR	305,010	12/28/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2286/0272	6/25/2019	WD Q	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: THOMPSON PAMELA V R					
2180/1395	2/23/2018	SW Q	Q	V	05
GRANTOR: AMELIA PARK TND LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W3 FGR=[YR=2019] N20 W20 S21 E3 FOP=[YR=2019] S30 W12 S8 E18 N29 W1 N9 W5\$ E5 N1 E12\$ W12 S10 E1 S29 W18 S33 E1 FOP=[YR=2019] S8 E12 STP=[YR=2019] S2 E6 N2 W6\$ E17 N8 W29\$ E31 N72\$ PTR=E15 FUS=[YR=2019] E10 N2 E11 S2 E11 S22 W25 N4 STR=[YR=2019] W3 N4 E10 S4 W7 \$ E7 N4 W14 N14\$ W15\$.											