LOT 93
IN OR 891/1080
FOREST HILLS 2 PB 2/77

WARD JUDITH D
914 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-128B-0093-0000

BUILDING CHARACTERISTICS

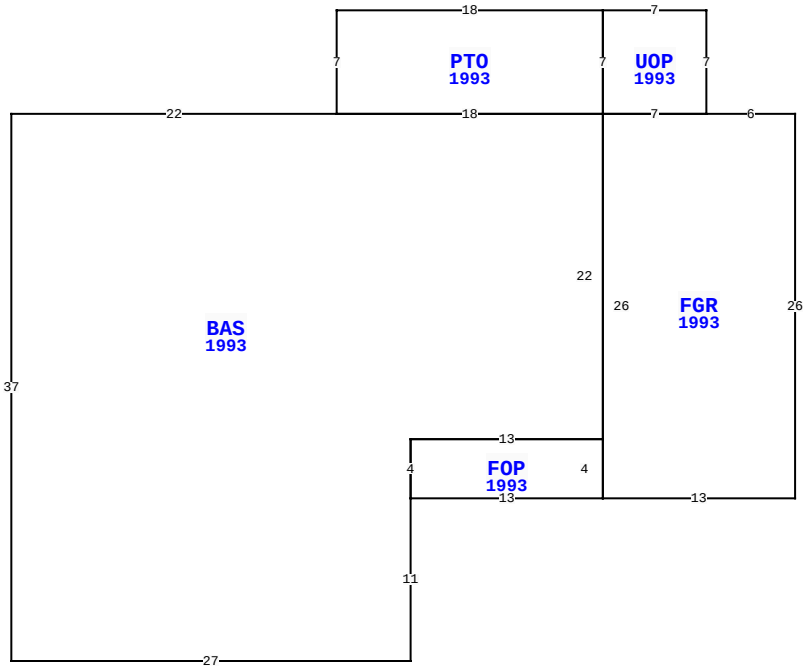
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,285	100	1,285	114,932
FGR	338	55	186	16,636
FOP	52	30	16	1,431
PTO	126	5	6	537
UOP	49	20	10	894
TOTALS	1,850		1,503	134,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,503	138.3120	124.83	187,619	1973	1980	0	0	0	28.35	71.65

1 SINGLE FAM – 100% - 2000 Heated Area: 1285 HX Base Yr 2000



914 N 15TH ST, FERNANDINA BEACH

BLD DATE	07/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		134,429
TOTAL MARKET OB/XF VALUE		5,279
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		364,708
SOH/AGL Deduction		252,162
ASSESSED VALUE		112,546
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,546
TOTAL JUST VALUE		364,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051730	REPAIR/RRF	4,000	05/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/1080	7/16/1999	WD	Q	I		95,000
GRANTOR: REYNOLDS GRATTAN W						
GRANTEE: WARD JUDITH D						
0843/0724	7/31/1998	WD	Q	I		78,000
GRANTOR: WARD WILLIAM E JR						
GRANTEE: REYNOLDS GRATTAN W						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 UOP=[YR=1993] N7 W7 PTO=[YR=1993] W18 S7 BAS=[YR=1993] W22 S37 E27 N11 FOP=[YR=1993] E13 N4 W13 S4$ N4 E13 N22 W18$ E18 N7$S7 E7$ W7 S26 E13 N26$.

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	25	7	175.00	SF	6.50	6.50	100	1973	1973	3	25	284	
2	0810	CONCRETE A	0	100	0	0	1,363.00	SF	6.50	6.50	100	1982	1982	3	41	3,632	
3	0801	ASPHALT A	0	100	19	12	228.00	SF	3.00	3.00	100	1982	1982	3	50	342	
4	1242	WD DECK A	0	100	0	0	210.00	SF	10.00	10.00	100	2000	2000	3	20	420	
5	0835	QUARY TILE	0	100	0	0	66.00	SF	10.00	10.00	100	2009	2009	3	91	601	

LAND DESCRIPTION

TOTAL OB/XF 5,279

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	202.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS