LOT 94
IN OR 889/1356
FOREST HILLS 2 PB 2/77

JERAMBHAI MANUEL &/PATEL HARSHA L (H&W)
908 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-128B-0094-0000

BUILDING CHARACTERISTICS

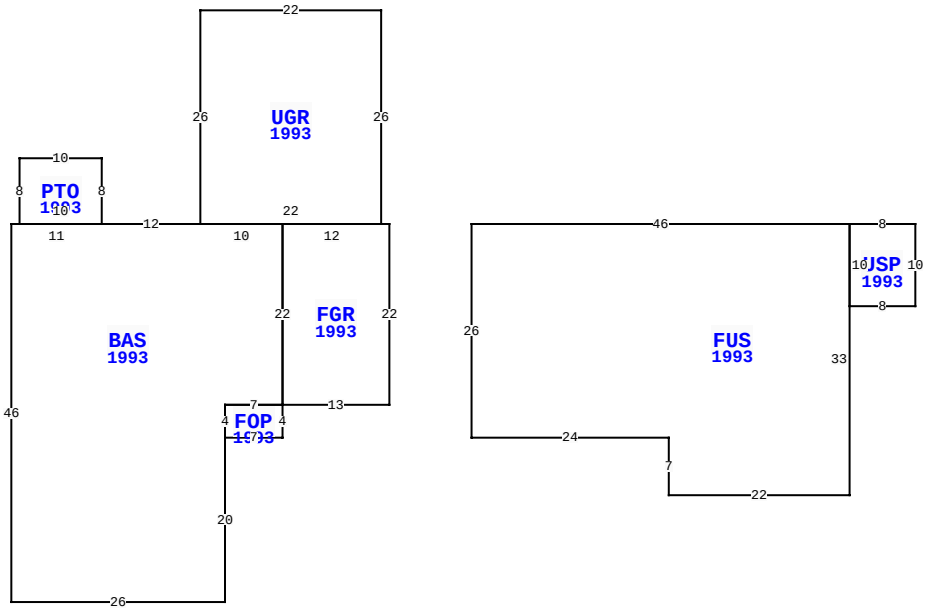
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,350	100	1,350	97,054
FGR	286	55	157	11,287
FOP	28	30	8	575
FUS	1,350	100	1,350	97,054
PTO	80	5	4	287
UGR	572	45	257	18,476
USP	80	30	24	1,726
TOTALS	3,746		3,150	226,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,150	105.3400	95.07	299,470	1973	1980	0	0	0	24.38	75.62

1 SINGLE FAM – 100% - 2000 Heated Area: 2700 HX Base Yr 2000



908 N 15TH ST, FERNANDINA BEACH

BLD DATE		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		226,459
TOTAL MARKET OB/XF VALUE		3,276
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		454,735
SOH/AGL Deduction		275,455
ASSESSED VALUE		179,280
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,280
TOTAL JUST VALUE		454,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110271	REMODEL	2,495	02/28/2011
20101065	H/AC	1,300	06/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0889/1356	7/01/1999	WD	Q	I		131,500
GRANTOR: NANCE RAYMOND W JR &						
GRANTEE: JERAMBHAI MANUEL &						
0264/0534	5/01/1978	WD	Q	I		45,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W1 UGR=[YR=1993] N26 W22 S26 BAS=[YR=1993] W12 PTO=[YR=1993] N8 W10 S8 E10$ W11 S46 E26 N20 FOP=[YR=1993] E7 N4 W7 S4$N4 E7 N22 W10$ E22 $ W12 S22 E13 N22$ PTR=E10 FUS=[YR=1993] E46 USP=[YR=1993] E8 S10 W8 N10$ S33 W22 N7 W24 N26$ W10$.

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	240.00	SF	6.50	6.50	100	1980	1980	3	35	546	
2	0810	CONCRETE A	0	100	0	0	1,200.00	SF	6.50	6.50	100	1980	1980	3	35	2,730	

LAND DESCRIPTION

TOTAL OB/XF 3,276

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 09/20/2022 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS