

LOTS 97 & 98
IN OR 2223/1207
FOREST HILLS 2 PB 2/77

WILKINSON JULIE L & DANIEL S
1012 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-128B-0097-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 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		2 100
Frame	03	MASONRY 100
Stories		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	1,670	100	1,670	128,412
FOP	27	30	8	615
STP	12	10	1	77
UGR	575	45	259	19,915
TOTALS	2,284		1,938	149,020

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	1,236.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
4	0810	CONCRETE A	0	100	7	45	315.00	SF	6.50	6.50
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00
6	0462	ST/AL FNC	0	100	0	0	884.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	R-1	170.00	118.00	1.00	LT

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,938	123.4800	111.44	215,971	1961	1980	0	0	0 31.00	69.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 1670 HX Base Yr 2020												
1012 N 15TH ST, FERNANDINA BEACH												

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

TOTAL OB/XF												
12,011												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		149,020	
TOTAL MARKET OB/XF VALUE		12,011	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		386,031	
SOH/AGL Deduction		156,629	
ASSESSED VALUE		229,402	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		179,402	
TOTAL JUST VALUE		386,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,138	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060255	DEMOLITION	0	01/27/2006
20052160	REPAIR/RRF	7,000	07/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2223/1207	9/13/2018	WD	Q	I	01	260,000
GRANTOR: LIGHTSEY VIVIAN J ABE						
GRANTEE: WILKINSON JULIE L &						
1829/1749	12/14/2012	QC	U	I	11	100
GRANTOR: EDGY REBECCA M ETAL						
GRANTEE: LIGHTSEY VIVIAN J A						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W61 UGR=[YR=1993] W23 S25 E23 N25\$ S25 E9 S2 E17 FOP=[YR=2014] S2 STP=[YR=2014] S2 E6 N2 W6\$ E6 N5 W5 S3 W1\$ E1 N3 E5 S7 E14 N4 E15 N27\$.									