LOT 100
FOREST HILLS #2 PB 2/77

BENNER JOSEPHINE A & JOSEPH
1008 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-128B-0100-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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		2 100
Bathrooms		1 100
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

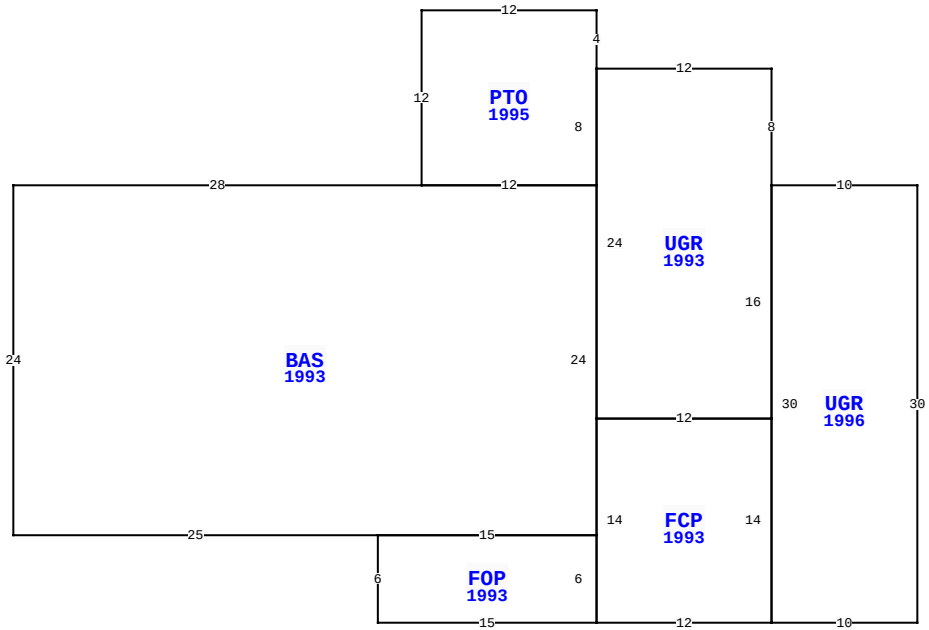
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	72,013
FCP	168	25	42	3,151
FOP	90	30	27	2,025
PTO	144	5	7	525
UGR	288	45	130	9,752
UGR	300	45	135	10,127
TOTALS	1,950		1,301	97,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,301	112.3200	101.37	131,882	1956	1970	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 1996 Heated Area: 960 HX Base Yr 1996



1008 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		97,593
TOTAL MARKET OB/XF VALUE		4,979
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		277,572
SOH/AGL Deduction		186,933
ASSESSED VALUE		90,639
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		35,639
TOTAL JUST VALUE		277,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4837	REPAIR/RRF	1,050	05/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/1495	2/04/2019	QC	U	I	11	100,300
GRANTOR: BENNER JOSEPHINE A						
GRANTEE: BENNER JOSEPHINE A						
1351/0405	9/20/2005	QC	U	I	01	165,500
GRANTOR: BENNER JOSEPH P & JOS						
GRANTEE: BENNER JOSEPHINE A						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1996] W10 UGR=[YR=1993] N8 W12 PTO=[YR=1995] N4 W12 S12 BAS=[YR=1993] W28 S24 E25 FOP=[YR=1993] S6 E15 FCP=[YR=1993] E12 N14 W12 S14$ N6 W15$ E15 N24 W12$ E12 N8$ S24 E12 N16$ S30 E10 N30$.

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	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	1995	1995	3	20	360	
2	0810	CONCRETE A	0	100	0	0	987.00	SF	6.50	6.50	100	1995	1995	3	72	4,619	

LAND DESCRIPTION

TOTAL OB/XF 4,979

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	135.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS