LOT 23
HIGHLAND OAKS PB 5/131

MANTERFIELD EUGENIA W L/E/
708 N 15TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1385-0023-0000

BUILDING CHARACTERISTICS

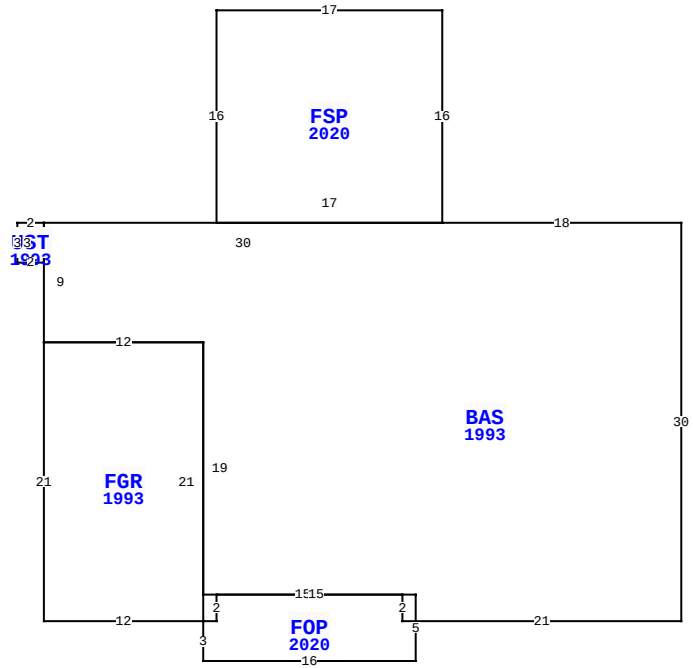
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,158	100	1,158	117,048
FGR	252	55	139	14,049
FOP	78	30	23	2,325
FSP	272	40	109	11,018
UST	6	45	3	303
TOTALS	1,766		1,432	144,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	125.5280	113.29	162,231	1987	2000	0	0	0	10.78	89.22

1 SINGLE FAM – 100% - 2020 Heated Area: 1158 HX Base Yr 2020



708 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		144,742
TOTAL MARKET OB/XF VALUE		5,154
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		374,896
SOH/AGL Deduction		152,565
ASSESSED VALUE		222,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,331
TOTAL JUST VALUE		374,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200062	REMODEL	0	02/18/2020
4538	NEW CONSTR	42,000	10/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0208	2/28/2020	LE	U	I	11	100
GRANTOR: MANTERFIELD EUGENIA W						
GRANTEE: JANE W LOUER REVOCA						
2054/1280	6/22/2016	WD	Q	I	02	199,000
GRANTOR: BRENNICK MICHAEL J ET						
GRANTEE: MANTERFIELD EUGENIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18FSP=[YR=2020] N16 W17 S16 E17 $W30
UST=[YR=1993] W2S3E2N3$ S9 FGR=[YR=1993] S21 E12FOP=[YR=2020]
S3 E16 N5 W15 S2 W1 $N21 W12 $ E12 S19 E15 S2 E21 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	0810	CONCRETE A	0	100	82	15	1,230.00	SF	6.50	6.50	100	1987	1987	3	54.5	4,357	
2	0810	CONCRETE A	0	100	29	5	145.00	SF	6.50	6.50	100	1987	1987	3	54.5	514	
3	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1987	1987	3	54.5	283	

LAND DESCRIPTION

TOTAL OB/XF 5,154

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	80.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 04/06/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS