LOTS 35 & 36
OAK GROVE PLACE PB 3/2

NETTLES FAMILY TRUST/WILLIAMS W A TRUSTEE
1415 ATLANTIC BEACH AVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1480-0035-0000**

## NASSAU COUNTY PROPERTY



## 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 | 03 | PLASTER 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 04 | REIN CONC 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |

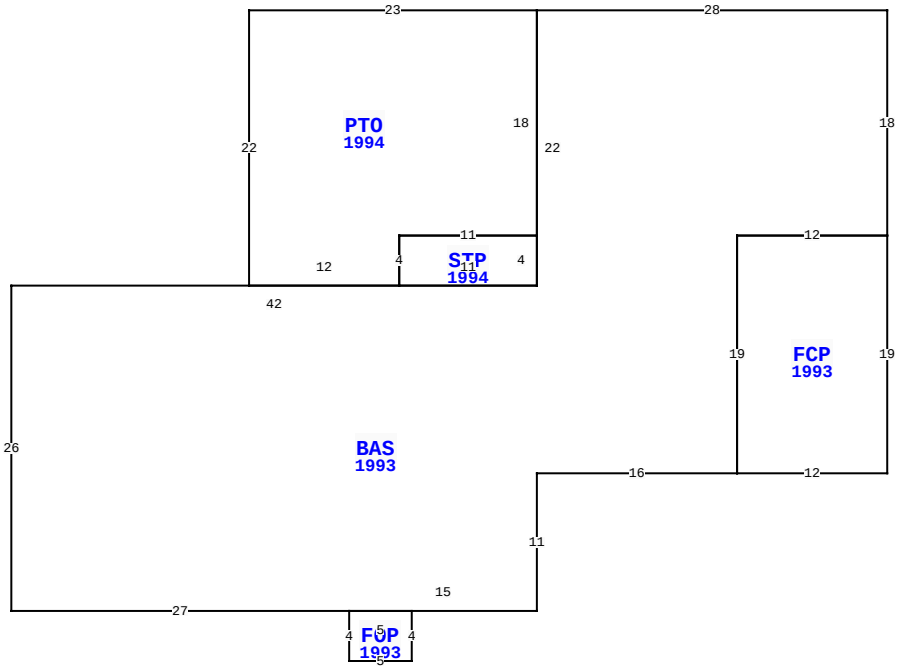
| | | |
|---|---|---|
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,900 | 100 | 1,900 | 131,021 |
| FCP | 228 | 25 | 57 | 3,931 |
| FOP | 20 | 30 | 6 | 414 |
| PTO | 462 | 5 | 23 | 1,586 |
| STP | 44 | 10 | 4 | 276 |
| TOTALS | 2,654 | | 1,990 | 137,228 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,990 | 110.7400 | 99.94 | 198,881 | 1953 | 1980 | 0 | 0 | 10 | 21.00 | 69.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1900 HX Base Yr




23 S 15TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 137,228 |
| TOTAL MARKET OB/XF VALUE | 4,459 |
| TOTAL LAND VALUE - MARKET | 210,000 |
| TOTAL MARKET VALUE | 351,687 |
| SOH/AGL Deduction | 71,047 |
| ASSESSED VALUE | 280,640 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 280,640 |
| TOTAL JUST VALUE | 351,687 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 287,799 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2443/0802 | 3/15/2021 | WD | U | I | 11 | 100 |
| GRANTOR: NETTLES FAMILY LAND T | | | | | | |
| GRANTEE: NETTLES FAMILY TRUS | | | | | | |
| 2289/0742 | 7/01/2019 | WD | Q | I | 01 | 230,000 |
| GRANTOR: ARSENEAU GARY WAYNE R | | | | | | |
| GRANTEE: NETTLES FAMILY LAND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W28 PTO=[YR=1994] W23S22 E12 STP=[YR=1994] E11N4W11S4$ N4E11N18$ S22W42S26E27 FOP=[YR=1993] S4E5N4W5$ E15N11E16 FCP=[YR=1993] E12N19W12S19 $ N19E12N18$.

## 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 | 0 | 0 | 0 | 1,580.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 3,595 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 204.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 464 | |
| 3 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1953 | 1953 | 3 | 20 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,459

| 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 | 0 | 0006 | R-1 | 128.00 | 100.00 | 2.00 | LT | | 1.00 | 1.00 | 0.70 | 150,000.00 | 105,000.00 | 210,000 | | | | | | | |

REVIEW DATE 10/26/2018 BY KWX Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS