LOT 42
IN OR 1162/491
OAK GROVE PLACE PB 3/2

POTEAT PATRICIA B/BOLES JEAN O
115 S 15TH ST
FERNANDINA BEACH, FL 32034-3225

2023

00-00-31-1480-0042-0000

BUILDING CHARACTERISTICS

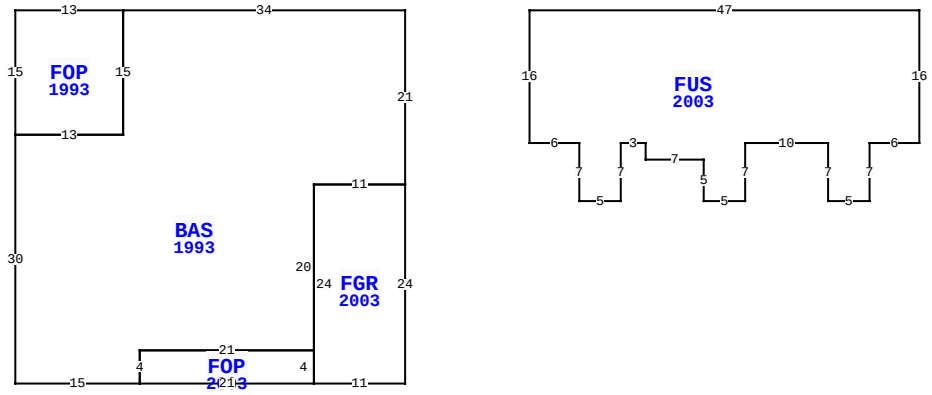
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1,572	100	1,572	177,342
FGR	264	55	145	16,358
FOP	195	30	58	6,543
FOP	84	30	25	2,821
FUS	871	100	871	98,261
TOTALS	2,986		2,671	301,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,671	109.8240	130.42	348,352	1951	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2012 Heated Area: 2443 HX Base Yr 2012



115 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		301,324
TOTAL MARKET OB/XF VALUE		3,305
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		454,629
SOH/AGL Deduction		274,872
ASSESSED VALUE		179,757
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,757
TOTAL JUST VALUE		454,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040503	DRIVEWAY	2,000	03/16/2004
20033118	H/AC	5,000	05/19/2003
20032757	COMPLETE REWIRE	3,000	03/25/2003
20032681	PLUMB.REMODEL & B	5,000	03/12/2003
20032523	ADDITION & RENOVA	90,000	02/18/2003
BP3999	N/A	3,331	11/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/0491	8/14/2003	QC	U	I	06	100
GRANTOR: MOULTON JOANN O						
GRANTEE: BOLES JEAN O & PATR						
1094/0325	11/13/2002	QC	U	I	01	100
GRANTOR: BOLES JEAN O & JOANN						
GRANTEE: POTEAT PATRICIA & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FOP=[YR=1993] W13 S15 E13 N15 $ S15 W13 S30 E15 FOP=[YR=2003] E21 FGR=[YR=2003] E11 N24 W11 S24 $ N4 W21 S4 $ N4 E21 N20 E11 N21 $ PTR= E15 FUS=[YR=2003] E47 S16 W6 S7 W5 N7 W10 S7 W5 N5 W7 N2 W3 S7 W5 N7 W6 N16 $ W15 $.

EXTRA FEATURES

L N	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	39	3	117.00	SF	6.50	6.50	100	2003	2003	3	84	639	
3	0810	CONCRETE A	0	100	53	9	477.00	SF	6.50	6.50	100	2004	2004	3	86	2,666	

LAND DESCRIPTION

TOTAL OB/XF 3,305

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	64.00	100.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 12/04/2017 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS