BLOCK 5 LOT 8
IN OR 937/503
OAK LAWN PARK #4 PB 3/33

DICKERSON LARRY B
206 S 15TH ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-150D-0005-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 80 |
| Interior Wall | 05 | DRYWALL 20 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 |

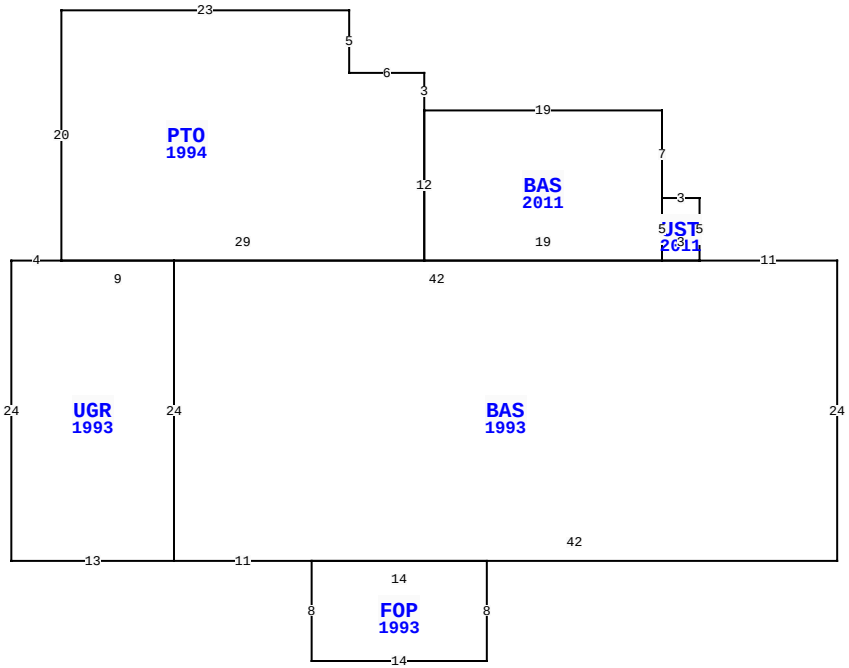
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1011.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,272 | 100 | 1,272 | 112,405 |
| BAS | 228 | 100 | 228 | 20,148 |
| FOP | 112 | 30 | 34 | 3,004 |
| PTO | 550 | 5 | 28 | 2,474 |
| UGR | 312 | 45 | 140 | 12,371 |
| UST | 15 | 45 | 7 | 618 |
| TOTALS | 2,489 | | 1,709 | 151,021 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,709 | 113.2000 | 102.16 | 174,591 | 1954 | 1995 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SINGLE FAM – 100% - 2001 Heated Area: 1500 HX Base Yr 2001




206 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 | | 151,021 |
| TOTAL MARKET OB/XF VALUE | | 648 |
| TOTAL LAND VALUE - MARKET | | 174,000 |
| TOTAL MARKET VALUE | | 325,669 |
| SOH/AGL Deduction | | 228,577 |
| ASSESSED VALUE | | 97,092 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 47,092 |
| TOTAL JUST VALUE | | 325,669 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,378 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20110647 | H/AC | 5,500 | 04/28/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0937/0503 | 6/21/2000 | WD | Q | I | | 85,000 |
| GRANTOR: FIELDS SHELIA P/R FOR | | | | | | |
| GRANTEE: DICKERSON LARRY B | | | | | | |
| 0920/1383 | 2/18/2000 | QC | U | I | 01 | 100 |
| GRANTOR: ROPER JANICE J | | | | | | |
| GRANTEE: ESTATE OF HERMAN K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W11 UST=[YR=2011] N5W3 BAS=[YR=2011] N7 W19 PTO=[YR=1994] N3W6N5 W23S20UGR=[YR=1993] W4S24E13N24W9$ E29N12$ S12E19N5$ S5E3$ W42S24 E11 FOP=[YR=1993] S8E14N8W14$ E42N24 $.

## 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 | 57 | 8 | 456.00 | SF | 6.50 | 6.50 | 100 | 1961 | 1961 | 3 | 20 | 593 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 14 | 3 | 42.00 | SF | 6.50 | 6.50 | 100 | 1961 | 1961 | 3 | 20 | 55 | |

## LAND DESCRIPTION

TOTAL OB/XF 648

| 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 | 87.00 | 150.00 | 87.00 | FF | | 1.00 | 1.00 | 1.00 | 2,000.00 | 2,000.00 | 174,000 | | | | | | | |

REVIEW DATE 03/10/2017 BY DJ Total Acres: 0.00 Total Land Value: 174,000 Market: 0 Agricultural: 0 Common: 174,000 PRINTED 08/02/2023 BY SYS