

OUT LOT N1/2 OF W1/2 OF 1
IN OR 2235/1316
OUT LOTS

WATTS LARRY E & JANET D
20 N 15TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 20
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	02	Quality Level 02
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	2,065	100	2,065	164,417
FOP	139	30	42	3,344
PTO	54	5	3	239
STR	16	10	2	159
UBM	778	20	156	12,421
UCP	396	20	79	6,290
UOP	171	20	34	2,707

TOTALS	3,619		2,381	189,577
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	1130	REINFR 6	0 100	83	6	498.00	SF	5.75	
3	0810	CONCRETE A	0 100	0	0	1,068.00	SF	3.25	
4	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	

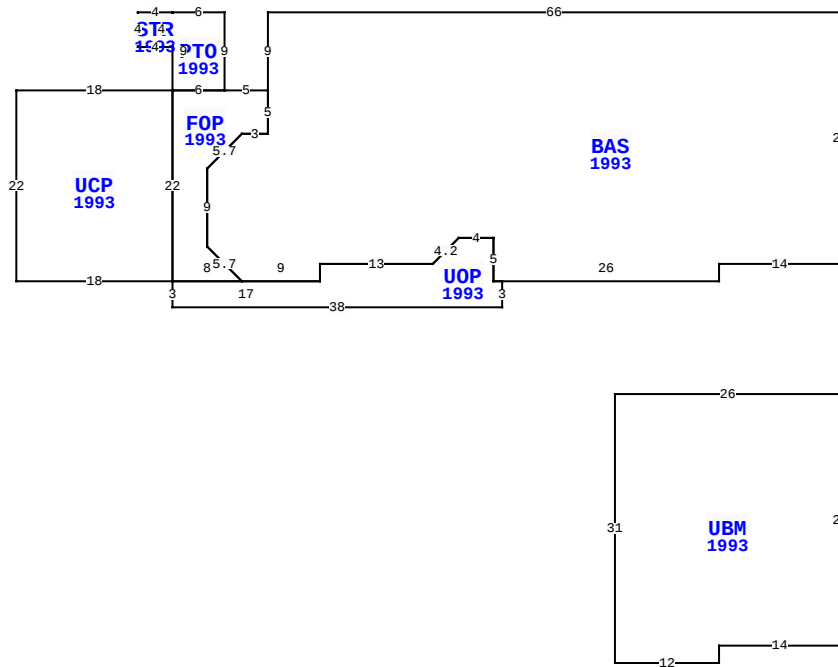
20 N 15TH ST, FERNANDINA BEACH

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,381	119.7266	142.18	338,531	1954	1954	0	0	0 44.00	56.00
1 SNGL FAM - 100% - 2022											
Heated Area: 2065											
HX Base Yr 2022											



NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,577
TOTAL MARKET OB/XF VALUE		3,366
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		642,943
SOH/AGL Deduction		99,346
ASSESSED VALUE		543,597
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		493,597
TOTAL JUST VALUE		642,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042262	WINDOWS REPLACMEN	7,000	12/03/2004
7216	REPAIR/RRF	7,800	07/22/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2235/1714	10/17/2018	FJ	U	I	11	0
GRANTOR: KILCHENSTEIN KENNETH						
GRANTEE: LOTTIE DELORES MADE						
2235/1316	10/25/2018	WD	Q	I	01	360,000
GRANTOR: HARMS ROLAND PERSONAL						
GRANTEE: WATTS LARRY E & JAN						

BUILDING NOTES						
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BUILDING DIMENSIONS						
UBM=[YR=1993] W26 S31E12N2E14N29\$ PTR=N15 BAS=[YR=1993] N29 W66S9 FOP=[YR=1993] W5 PTO=[YR=1993] N9W6 STR=[YR=1993] W4S4E4N4\$ S9 UCP=[YR=1993] W18S22E18 UOP=[YR=1993] S3E38N3W1N5 W4 D3 L3 W13 S2W17\$N22\$ E6\$ W6 S22E8 U4 L4 N9 U4 R4 E3N5\$ S5 W3 D4 L4 S9 D4 R4 E9N2E13 U3 R3 E4S5E26N2E14\$ S15\$.						

LAND DESCRIPTION										TOTAL OB/XF										3,366									
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	166.00	166.00	1.00	LT		1.00	1.00	2.00	225,000.00	450,000.00	450,000												