N 100 FT OF S 303 FT OF W
118 FT OF OUT LOT 3
IN OR 742 PG 770

LEWELLEN PHYLLIS H
144 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

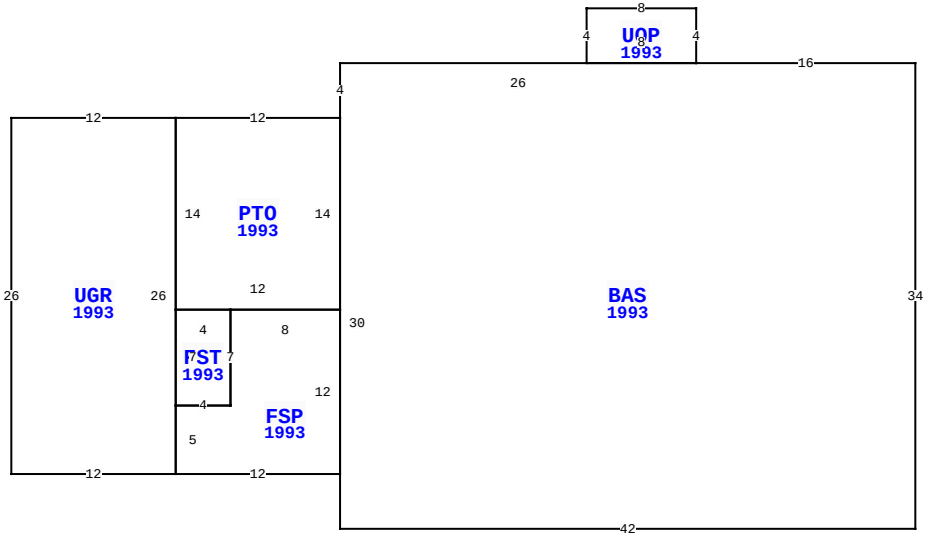
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,428	100	1,428	92,135
FSP	116	40	46	2,968
FST	28	55	15	968
PTO	168	5	8	516
UGR	312	45	140	9,033
UOP	32	20	6	387
TOTALS	2,084		1,643	106,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	107.1000	96.66	158,812	1953	1953	0	0	0	33.25	66.75

1 SINGLE FAM – 100% - 0 Heated Area: 1428 HX Base Yr



144 N 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		106,007
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		331,007
SOH/AGL Deduction		251,082
ASSESSED VALUE		79,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,925
TOTAL JUST VALUE		331,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022007	REPAIR/RRF	9,000	11/22/2002
6730	REPAIR/RRF	500	09/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0742/0770	10/25/1995	QC	U	I	06	2,500
GRANTOR: LEWELLEN BURGESS B						
GRANTEE: LEWELLEN PHYLLIS H						
0099/0572	1/01/1970	TA	U	I		15,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N4 W8 S4 E8$ W26 S4
PTO=[YR=1993] W12 UGR=[YR=1993] W12 S26 E12 FSP=[YR=1993]
E12 N12 W8 FST=[YR=1993] W4 S7 E4 N7 $ S7 W4 S5$N26$ S14 E12
N14$ S30 E42 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100.00	118.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS