N100 FT OF S130 FT OF W118 FT
OF OUT LOT 3
IN OR 1199/1643

LEWELLEN KIMBERLY F/HICKS ROBERT F
120 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

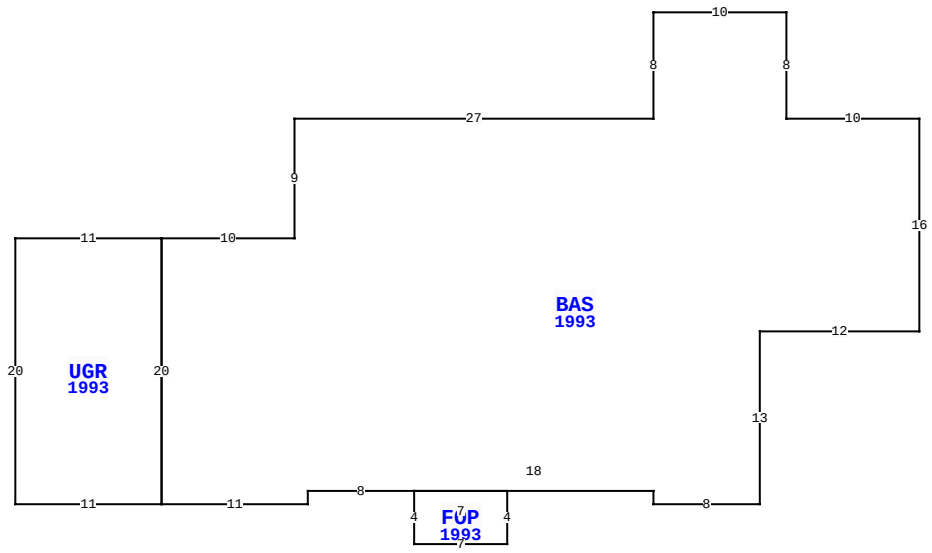
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,461	100	1,461	98,773
FOP	28	30	8	541
UGR	220	45	99	6,693
TOTALS	1,709		1,568	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	1,568	103.2240	93.16	146,075	1950	1980	0	0	0	27.43	72.57

1 SINGLE FAM – 100% - 2004 Heated Area: 1461 HX Base Yr 2004



120 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		4,735
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		335,742
SOH/AGL Deduction		212,905
ASSESSED VALUE		122,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,837
TOTAL JUST VALUE		335,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120516	REPAIR/RRF	1,000	03/28/2012
20120514	DEM/REBUILD CARPO	7,700	01/24/2012
20080867	H/AC	3,500	05/22/2008
20060496	REPAIR/RRF	5,500	03/13/2006
5652	REPAIR/RRF	1,500	10/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/1643	1/06/2004	WD	U	I	21	150,000
GRANTOR: OAKLEY KEITH V & DELI						
GRANTEE: LEWELLEN KIMBERLY &						
0687/1377	9/01/1993	WD	Q	I		75,000
GRANTOR: VAN WAGNER DONALD						
GRANTEE: OAKLEY KEITH & D D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N8 W10 S8 W27 S9 W10 UGR=[YR=1993] W11 S20 E11 N20$ S20 E11 N1 E8 FOP=[YR=1993] S4 E7 N4 W7$ E18 S1 E8 N13 E12 N16$.

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
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1970	1970	3	20	288	
3	0810	CONCRETE A	0	100	0	0	204.00	SF	6.50	6.50	100	1960	1960	3	20	265	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400	
5	0825	BRICK	0	100	5	3	15.00	SF	12.50	12.50	100	1950	1950	3	20	38	
6	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2012	2012	3	60	3,744	

LAND DESCRIPTION

TOTAL OB/XF 4,735

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 04/18/2019 BY KW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS