N73 FT OF S203 OF W118 FT OF
OUT LOT 3 IN OR 1568/1684
OUT LOTS

LEWIN DAVID F
122 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

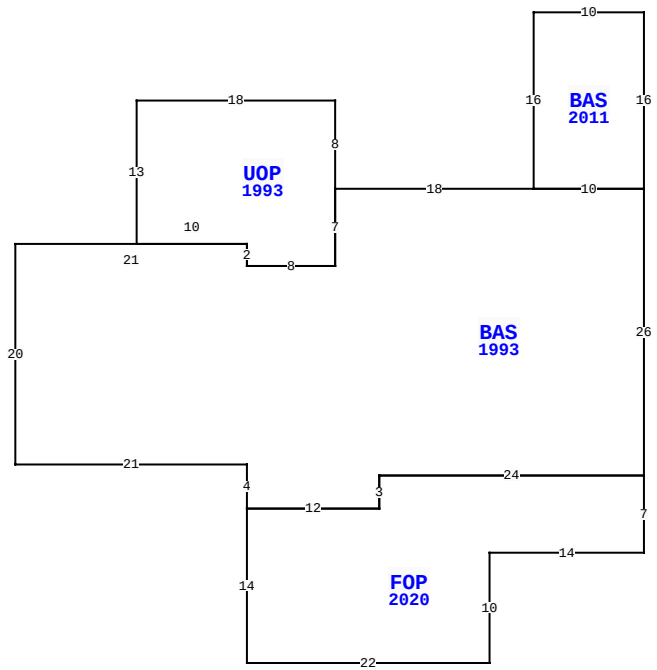
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,336	100	1,336	114,631
BAS	160	100	160	13,729
FOP	436	30	131	11,240
UOP	250	20	50	4,290
TOTALS	2,182		1,677	143,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	113.0850	102.06	171,155	1951	2000	0	0	0	15.93	84.07

1 SINGLE FAM – 100% - 2020 Heated Area: 1496 HX Base Yr 2020



122 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		143,890
TOTAL MARKET OB/XF VALUE		5,613
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		374,503
SOH/AGL Deduction		175,017
ASSESSED VALUE		199,486
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,486
TOTAL JUST VALUE		374,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200135	REMODEL	38,000	03/27/2020
20122576	DRIVEWAY	0	12/27/2012
20111174	NEW BATH	1,800	07/19/2011
20111118	ELEC OTHER	1,200	07/02/2011
20111000	REPAIR/RRF	4,000	06/20/2011
20110930	ADDITION	18,000	06/02/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1568/1684	5/29/2008	WD	Q	I		207,500
GRANTOR: SIEGEL ERIC M						
GRANTEE: LEWIN DAVID F						
1177/1583	10/03/2003	WD	Q	I		144,900
GRANTOR: TURNER JOHN C & JENNI						
GRANTEE: SIEGEL ERIC M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W10S16 BAS=[YR=1993] W18 UOP=[YR=1993] N8 W18 S13E10 S2 E8 N7 $ S7 W8 N2 W21 S20 E21S4 FOP=[YR=2020] S14 E22 N10 E14N7 W24 S3 W12 $ E12 N3 E24 N26W10$E10 N16$.

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
1	0812	CONCRETE C	0	100	0	0	1,347.00	SF	4.00	4.00	100	2013	2013	3	95	5,119	
2	0810	CONCRETE A	0	100	16	5	80.00	SF	6.50	6.50	100	2013	2013	3	95	494	

LAND DESCRIPTION

TOTAL OB/XF 5,613

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	73.00	118.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 04/05/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS