N 100 FT OF S 303 FT OF
W 118 FT OF OUTLOT 4
IN OR 1953/1594

GARNSEY JAMES & MARIANNE
218 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0004-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	04	Quality Level 04

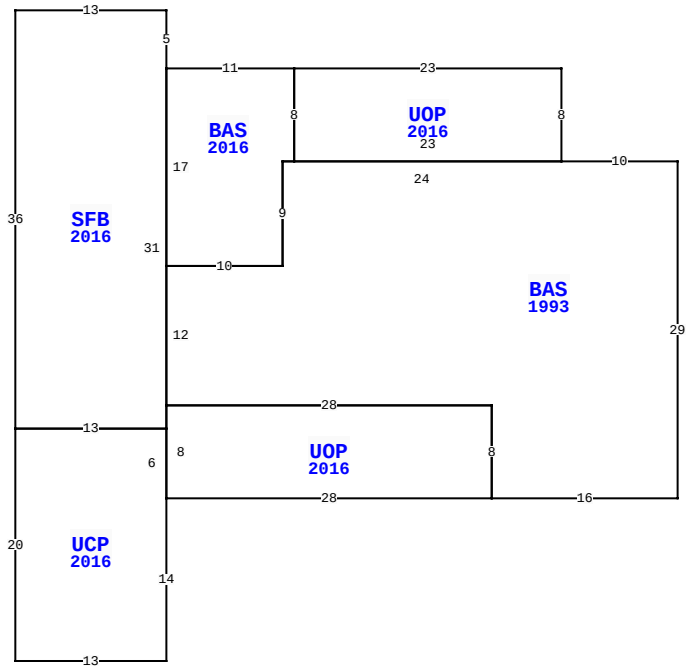
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	962	85,360
BAS	178	100	178	15,794
SFB	468	80	374	33,186
UCP	260	20	52	4,614
UOP	184	20	37	3,283
UOP	224	20	45	3,993
TOTALS	2,276		1,648	146,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	115.6680	104.39	172,035	1953	1990	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1514 HX Base Yr 2016



218 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		146,230
TOTAL MARKET OB/XF VALUE		1,047
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		372,277
SOH/AGL Deduction		278,665
ASSESSED VALUE		93,612
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,612
TOTAL JUST VALUE		372,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162570	CARPORT	11,160	09/21/2016
20151624	REMODEL	50,000	07/13/2015
20110835	H/AC	2,000	05/31/2011
972355	REPAIR/RRF	3,700	12/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1953/1594	12/16/2014	SW	U	I	12	85,300
GRANTOR: FANNIE MAE						
GRANTEE: GARNSEY JAMES & MAR						
1940/1136	10/03/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=2016] N8 W23 BAS=[YR=2016] W11
SFB=[YR=2016] N5 W13 S36 UCP=[YR=2016] S20 E13 N14
UOP=[YR=2016] E28 N8 W28 S8$ N6 W13$ E13 N31 $ S17 E10 N9 E1
N8$ S8 E23$ W24 S9 W10 S12 E28 S8 E16 N29$.

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	0	0	460.00	SF	6.50	6.50	100	1980	1980	3	35	1,047	

LAND DESCRIPTION

TOTAL OB/XF 1,047

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 02/01/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS