N73 FT OF S203 FT OF W118 FT
OF OUTLOT 4 OR 522/330
OUTLOTS SUB U/R

WYNNE MARK J & KIM M
214 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
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		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

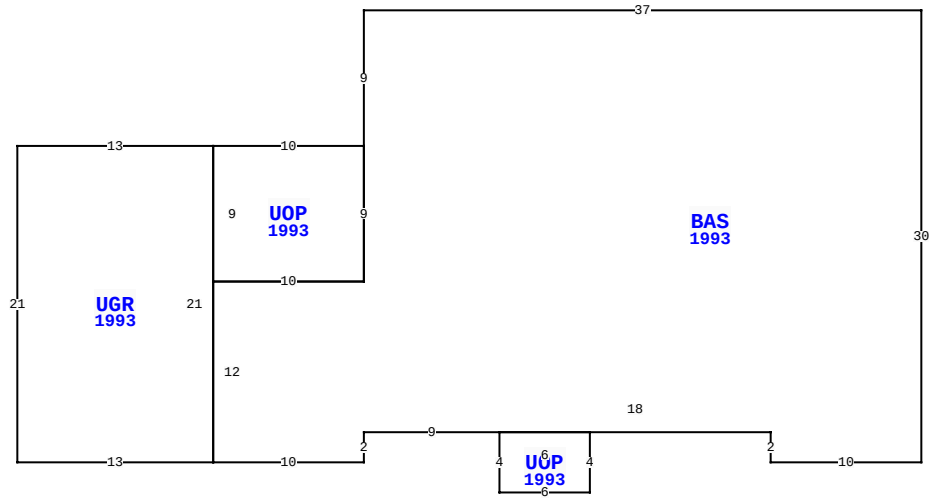
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	72,635
UGR	273	45	123	7,597
UOP	24	20	5	309
UOP	90	20	18	1,112
TOTALS	1,563		1,322	81,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	111.2800	100.43	132,768	1951	1960	0	0	0	38.50	61.50

1 SINGLE FAM – 100% - 0 Heated Area: 1176 HX Base Yr



214 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		81,652
TOTAL MARKET OB/XF VALUE		5,933
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		312,585
SOH/AGL Deduction		231,137
ASSESSED VALUE		81,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,448
TOTAL JUST VALUE		312,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021965	H/AC	4,000	11/18/2002
10177-B	XFOB	2,600	12/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0522/0330	7/13/1987	WD	U	I		61,200
GRANTOR: NASH STEVEN L						
GRANTEE: WYNNE MARK J & KIM						
0274/0686	9/01/1978	WD	U	I		29,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 S9 UOP=[YR=1993] W10 UGR=[YR=1993] W13 S21 E13 N21$ S9 E10 N9$ S9 W10 S12 E10 N2 E9 UOP=[YR=1993] S4E6N4 W6$ E18 S2 E10 N30$.

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	785.00	SF	6.50	6.50	100	1951	1951	3	20	1,021	
2	0801	ASPHALT A	0	100	0	0	288.00	SF	3.00	3.00	100	1960	1960	3	50	432	
3	0810	CONCRETE A	0	100	6	20	120.00	SF	6.50	6.50	100	1951	1951	3	20	156	
4	1242	WD DECK A	0	100	34	20	680.00	SF	10.00	10.00	100	1990	1990	3	20	1,360	
5	0825	BRICK	0	100	13	12	156.00	SF	12.50	12.50	100	1990	1990	3	87	1,697	
6	0910	SCRN RM L	0	100	13	20	260.00	SF	15.00	15.00	100	1997	1997	3	20	780	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
8	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2005	2005	3	87	287	

LAND DESCRIPTION

TOTAL OB/XF 5,933

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 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