

BLOCK 254 S 81 FT OF E 100 FT
OF LOT 10
IN OR 838/373

ALLAN ANDREW S III & TRINA S
1003 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0254-0102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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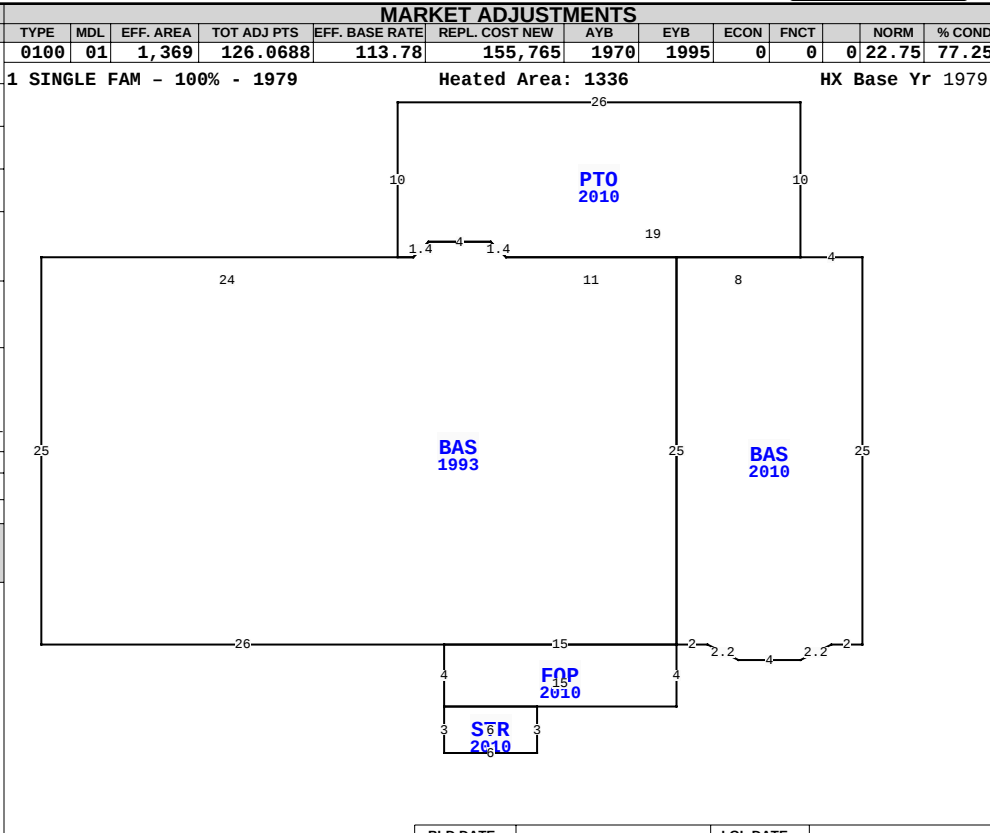
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,030	100	1,030	90,532
BAS	306	100	306	26,896
FOP	60	30	18	1,582
PTO	255	5	13	1,143
STR	18	10	2	176

TOTALS	1,669		1,369	120,328
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	73	9	657.00	SF	6.50	6.50
2	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	81.00	100.00	1.00

REVIEW DATE	05/23/2018	BY	DJX
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1003 N 15TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
5,747									

Total Acres: 0.00	Total Land Value: 175,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		120,328	
TOTAL MARKET OB/XF VALUE		5,747	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		301,075	
SOH/AGL Deduction		211,840	
ASSESSED VALUE		89,235	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		39,235	
TOTAL JUST VALUE		301,075	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,423	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101972	REPAIR/RRF	6,979	11/15/2010
2004367	XFOB	2,000	11/16/2000
2004096	REPAIR/RRF	4,000	10/06/2000
984411	REMODEL	2,500	10/19/1998
B005284	REPAIR/RRF	0	03/27/1989
5284	REPAIR/RRF	2,383	03/27/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0838/0373	6/18/1998	WD	U	I	06	100	
GRANTOR: ALLAN TRINIA S							
GRANTEE: ALLAN ANDREW S III							
0665/0870	8/21/1992	QC	U	I	10	100	
GRANTOR: ALLAN ANDREW S III							
GRANTEE: ALLAN TRINA S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W4 PTO=[YR=2010] N10W26S10E1 U1 R1 E4 R1 D1 E19\$ W8 BAS=[YR=1993] W11 U1 L1 W4 D1 L1 W24 S25E26 FOP=[YR=2010] S4 STR=[YR=2010] S3E6N3W6\$ E15N4W15\$ E15N25\$ S25E2 D1 R2 E4 U1 R2 E2N25\$.									