SUB B & D OF LOT 6
REPLAT BLOCK 258 PB 2/54
CITY OF FDNA BEACH

DOBROSKY CAROLYN A
325 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0258-R06B

BUILDING CHARACTERISTICS

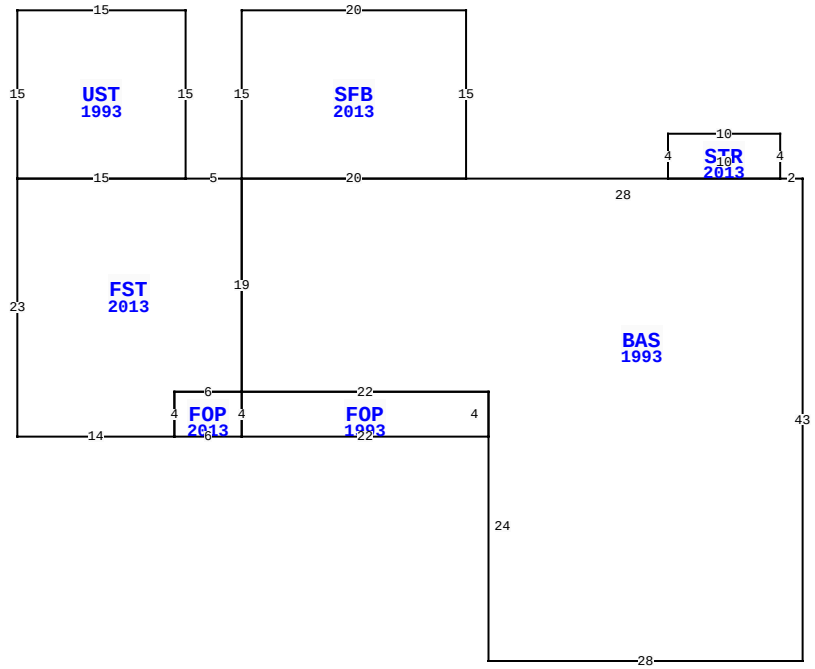
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,622	100	1,622	130,381
FOP	88	30	26	2,090
FOP	24	30	7	563
FST	436	55	240	19,292
SFB	300	80	240	19,292
STR	40	10	4	322
UST	225	45	101	8,119
TOTALS	2,735		2,240	180,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,240	108.2900	97.73	218,915	1964	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1862 HX Base Yr 2000



325 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		180,058
TOTAL MARKET OB/XF VALUE		5,532
TOTAL LAND VALUE - MARKET		382,500
TOTAL MARKET VALUE		568,090
SOH/AGL Deduction		444,120
ASSESSED VALUE		123,970
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		68,970
TOTAL JUST VALUE		568,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 STR=[YR=2013] N4 W10 S4 E10$ W28
SFB=[YR=2013] N15 W20 S15 E20$ W20 FST=[YR=2013] W5
UST=[YR=1993] N15 W15 S15 E15$ W15 S23 E14 FOP=[YR=2013] E6
FOP=[YR=1993] E22 N4 W22 S4$ N4 W6 S4$ N4 E6 N19$ S19 E22 S24
E28 N43$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0810	CONCRETE A	0	100	0	0	330.00	SF	6.50	6.50	100	1980	1980	3	35	751	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	
5	0811	CONCRETE B	0	100	0	0	375.00	SF	7.80	7.80	100	1995	1995	3	72	2,106	

LAND DESCRIPTION

TOTAL OB/XF 5,532

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	172.00	100.00	1.00	LT		1.00	1.00	1.70	225,000.00	382,500.00	382,500							

REVIEW DATE 05/23/2018 BY DJ Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS