SUB D OF LOT 8
IN OR 720 PG 98
REPLAT BLOCK 258 PB 2/54

BLALOCK MARY B
231 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0258-R08D

BUILDING CHARACTERISTICS

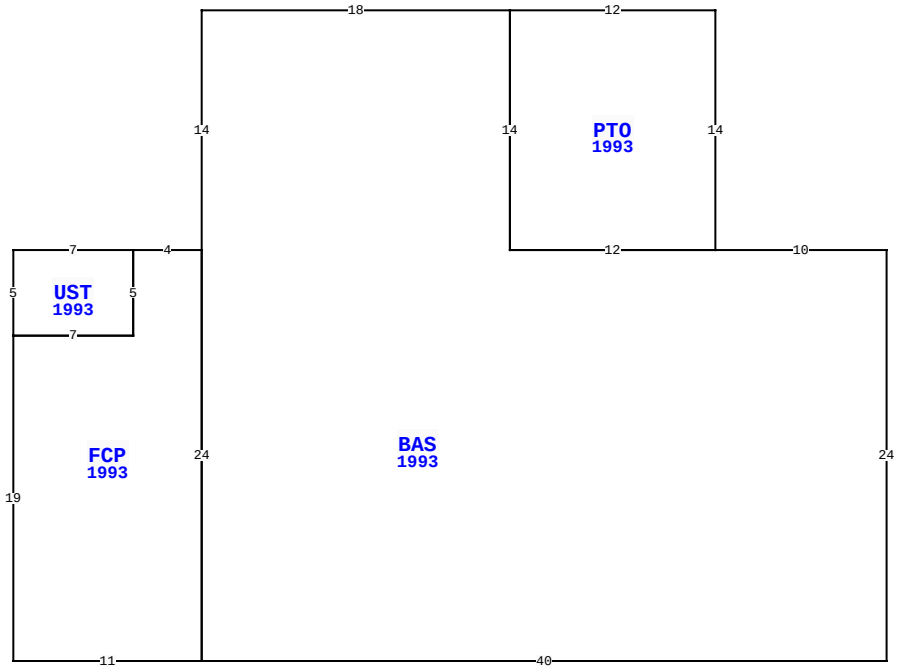
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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	1,212	100	1,212	101,242
FCP	229	25	57	4,761
PTO	168	5	8	668
UST	35	45	16	1,337
TOTALS	1,644		1,293	108,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,293	112.5280	101.56	131,317	1961	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 1982 Heated Area: 1212 HX Base Yr 1982



231 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		108,008
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		334,636
SOH/AGL Deduction		248,206
ASSESSED VALUE		86,430
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,430
TOTAL JUST VALUE		334,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0720/0098	12/14/1994	WD	Q	I		67,500
GRANTOR: KING CLYDE O & SUSAN						
GRANTEE: BLALOCK MARY B						
0606/0401	8/31/1990	WD	Q	I		61,000
GRANTOR: ARDIS GERALDINE B						
GRANTEE: KING CLYDE O & SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N14 W12 S14 E12 $ W12 N14 W18 S14 FCP=[YR=1993] W4 UST=[YR=1993] W7 S5 E7 N5 $ S5 W7 S19 E11 N24 $ S24 E40 N24 $.

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	0811	CONCRETE B	0	100	0	0	168.00	SF	5.20	5.20	100	1980	1980	3	35	306	
2	0811	CONCRETE B	0	100	0	0	286.00	SF	5.20	5.20	100	1980	1980	3	35	521	
3	0811	CONCRETE B	0	100	0	0	440.00	SF	5.20	5.20	100	1980	1980	3	35	801	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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	86.00	100.00	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