

BLOCK 261 N1/2 OF LOT 8
(EX W79 FT)
IN OR 2131/332

WATTS ERICA & JEFFREY A
207 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0261-0081



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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

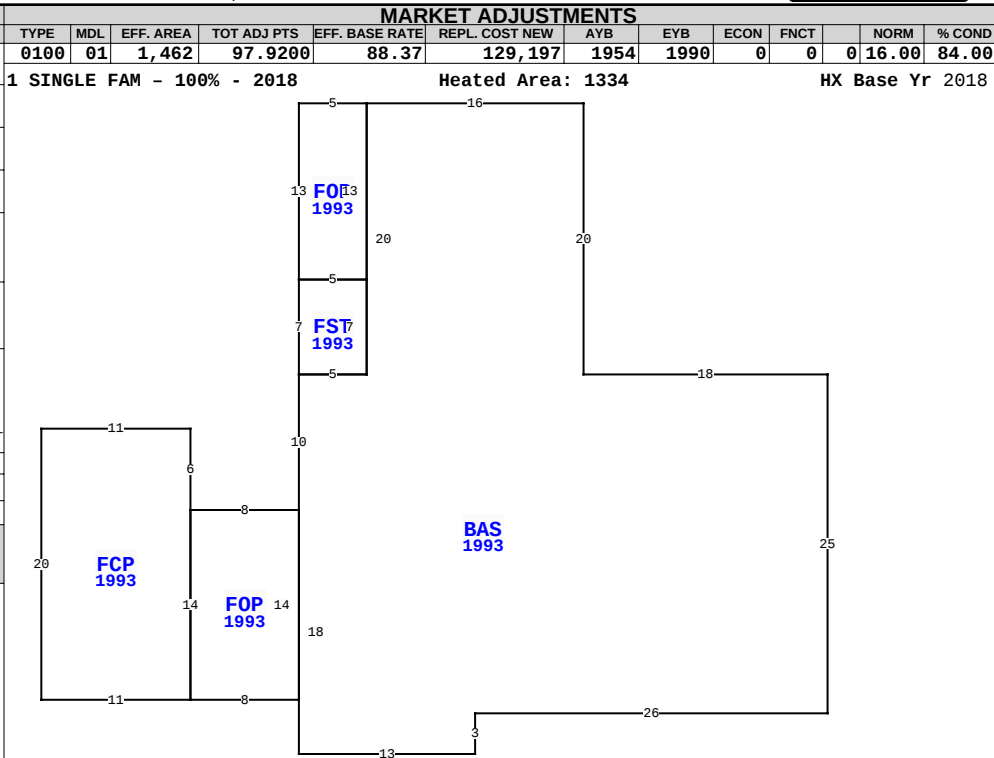
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	1,334	99,024
FCP	220	25	55	4,082
FOP	65	30	20	1,484
FOP	112	30	34	2,524
FST	35	55	19	1,410

TOTALS	1,766		1,462	108,525
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	67	7	469.00	SF	6.50	
2	0810	CONCRETE A	0 100	9	10	90.00	SF	6.50	



207 S 15TH ST, FERNANDINA BEACH

BLD DATE	03/27/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF	727
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0006	R-1	86.00	151.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				108,525	
TOTAL MARKET OB/XF VALUE				727	
TOTAL LAND VALUE - MARKET				172,000	
TOTAL MARKET VALUE				281,252	
SOH/AGL Deduction				147,610	
ASSESSED VALUE				133,642	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				83,642	
TOTAL JUST VALUE				281,252	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				227,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091304	REPAIR/RRF	2,400	09/25/2009
1908	REPAIR/RRF	2,500	03/20/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2131/0332	6/26/2017	WD	Q	I	01
GRANTOR: KITTRELL RANDALL		SALE PRICE			
GRANTEE: WATTS ERICA & JEFFR		165,000			
1638/1954	9/10/2009	WD	U	I	11
GRANTOR: SMITH PAMELA A K POWE		100			
GRANTEE: KITTRELL RANDALL M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 N20 W16 FOP=[YR=1993] W5 S13FST=[YR=1993] S7E5N7W5\$E5N13\$S20 W5S10 FOP=[YR=1993] W8 FCP=[YR=1993] N6 W11 S20 E11 N14 \$ S14 E8N14\$ S18 E13 N3 E26 N25\$.									