BLOCK 263 S1/2 OF 10
IN OR 767/439
CITY OF FDNA BEACH

SCHOL RICHARD S & MELISSA G
609 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0263-0102

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

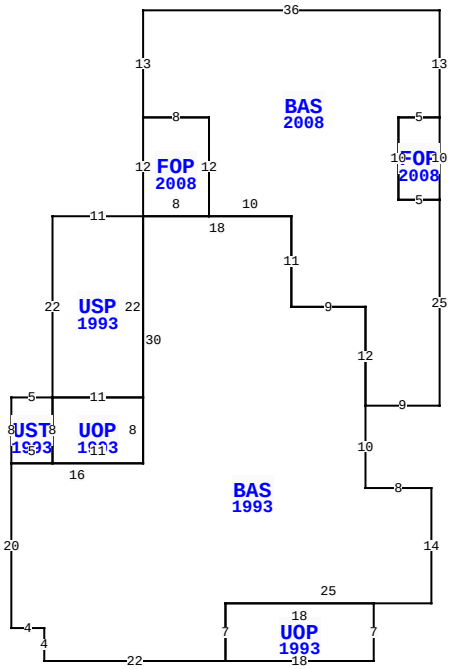
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	02	ROLL COMP 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1,720	138,096
BAS	1,060	100	1,060	85,105
FOP	50	30	15	1,204
FOP	96	30	29	2,328
UOP	88	20	18	1,445
UOP	126	20	25	2,007
USP	242	30	73	5,861
UST	40	45	18	1,445
TOTALS	3,422		2,958	237,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,958	102.7000	92.69	274,177	1959	1995	0	0	0	13.38	86.62

1 SINGLE FAM – 100% - 1997 Heated Area: 2780 HX Base Yr 1997



609 S 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		237,492
TOTAL MARKET OB/XF VALUE		1,307
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		410,799
SOH/AGL Deduction		270,418
ASSESSED VALUE		140,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,381
TOTAL JUST VALUE		410,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070156	OTHER	0	01/30/2007
20070157	H/AC	0	01/30/2007
20070158	ELEC OTHER	0	01/30/2007
20041392	ADDITION	40,000	08/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/0439	8/01/1996	WD	Q	I		68,100

GRANTOR: MCMONAGLE IRENE MOORE
GRANTEE: SCHOL RICHARD SCOTT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=1993] W11 S22 UST=[YR=1993] W5 S8 E5 UOP=[YR=1993] E11 N8 W11 S8$ N8$ E11 N22$ S30 W16 S20 E4 S4 E22 UOP=[YR=1993] E18 N7 W18 S7$ N7 E25 N14 W8N10 BAS=[YR=2008] E9N25 FOP=[YR=2008] N10W5S10 E5$ W5N10E5N13W36S13 FOP=[YR=2008] S12E8N12W8$ E8S12E10S11E9S12$ N12 W9 N11$.

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	585.00	SF	6.50	6.50	100	1960	1960	3	20	761	
2	0810	CONCRETE A	0	100	13	11	143.00	SF	6.50	6.50	100	1960	1960	3	20	186	
3	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	1986	1986	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 1,307

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		R-1A	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS