BLOCK 3 LOT 1
IN OR 1938/1434
AMELIA PARK COASTAL DISTRICT

PEDERSEN DAVID & NANCY
1781 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102D-0003-0010

BUILDING CHARACTERISTICS

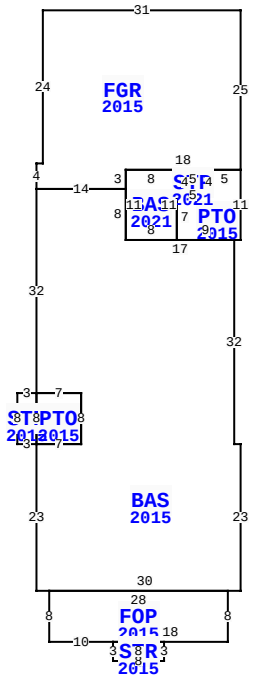
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	363,508
BAS	88	100	88	17,931
FGR	818	55	450	91,692
FOP	224	30	67	13,652
PTO	56	5	3	611
PTO	90	5	4	815
STP	24	10	2	407
STP	20	10	2	407
STR	24	10	2	407
TOTALS	3,128		2,402	489,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,402	140.7643	211.15	507,182	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2016 Heated Area: 1872 HX Base Yr 2016



1781 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		489,431
TOTAL MARKET OB/XF VALUE		4,644
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		674,075
SOH/AGL Deduction		333,627
ASSESSED VALUE		340,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		290,448
TOTAL JUST VALUE		674,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200601	ADDITION	18,000	10/20/2020
20150409	CO ISSUED	0	08/17/2015
20150410	NEW CONSTR	235,000	02/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1938/1434	9/17/2014	WD	Q	V	02	89,000

GRANTOR: ADVANTAGE HOME BUILDE

GRANTEE: PEDERSEN DAVID & NA

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W31 S24 W1 S4 BAS=[YR=2015] S32 STP=[YR=2015] W3 S8 E3 PTO=[YR=2015] E7 N8 W7 S8$ N8$ E7 S8 W7 S23 E2 FOP=[YR=2015] S8 E10 STR=[YR=2015] S3 E8 N3 W8$ E18 N8 W28$ E30 N23 W1 N32 PTO=[YR=2015] E1 N11 W5 STP=[YR=2021] W5 BAS=[YR=2021] W8 S11 E8 N11$ S4 E5 N4$ S4 W5 S7E9$ W17 N8 W14$ E14 N3 E18 N25$.

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	696.00	SF	6.50	6.50	100	2015	2015	3	95	4,298	
2	0855	CONC PAVER	0	100	0	0	52.00	SF	7.00	7.00	100	2015	2015	3	95	346	

LAND DESCRIPTION

TOTAL OB/XF 4,644

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-2	0.00	0.00	45.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	180,000							

REVIEW DATE 11/15/2021 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS