BLOCK 3 LOT 4
AMELIA PARK COASTAL DISTRICT
TRACT C BLOCK 3 REPLAT PB 8/81

SMITH CHRISTOPHER D & LAURA E
1769 S 15TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102D-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

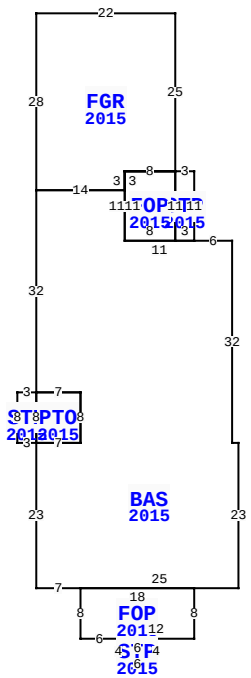
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	368,001
FGR	592	55	326	67,247
FOP	88	30	26	5,363
FOP	144	30	43	8,870
PTO	56	5	3	619
STP	24	10	2	413
STP	24	10	2	413
STP	33	10	3	619
TOTALS	2,745		2,189	451,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,189	142.5067	213.76	467,921	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2021 Heated Area: 1784 HX Base Yr 2021



1769 S 15TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		451,544
TOTAL MARKET OB/XF VALUE		3,963
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		635,507
SOH/AGL Deduction		179,286
ASSESSED VALUE		456,221
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		406,221
TOTAL JUST VALUE		635,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152499	CO ISSUED	0	06/15/2015
20142499	NEW CONSTR	197,218	11/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/1513	9/16/2020	WD	Q	I	02	530,000
GRANTOR: HALEY NANCY AND WAYNE						
GRANTEE: SMITH CHRISTOPHER D						
2155/0733	11/02/2017	WD	U	I	11	100
GRANTOR: HALEY WAYNE W & HALEY						
GRANTEE: HALEY NANCY AND WAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W6 STP=[YR=2015] N11 W3 FOP=[YR=2015] W8 S11 E8 N11$ S11 E3$ W11 N11 E8 FGR=[YR=2015] N25 W22 S28 E14 N3 E8$ W8 S3 W14 S32 STP=[YR=2015] W3 S8 E3 PTO=[YR=2015] E7 N8 W7 S8$ N8$ E7 S8 W7 S23 E7 FOP=[YR=2015] S8 E6 STP=[YR=2015] S4 E6 N4 W6$ E12 N8 W18$ E25 N23 W1 N32 $.

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	432.00	SF	6.50	6.50	100	2015	2015	3	95	2,668	
2	0855	CONC PAVER	0	100	0	0	159.00	SF	7.00	7.00	100	2015	2015	3	95	1,057	
3	0855	CONC PAVER	0	100	0	0	25.00	SF	10.00	10.00	100	2015	2015	3	95	238	

LAND DESCRIPTION

TOTAL OB/XF 3,963

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS