BLOCK 4 LOT 6
AMELIA PARK COASTAL DISTRICT
PB 7/322

MAUTE SUZANNE/TUBBS SEAN M
1725 S 15TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102D-0004-0060

BUILDING CHARACTERISTICS

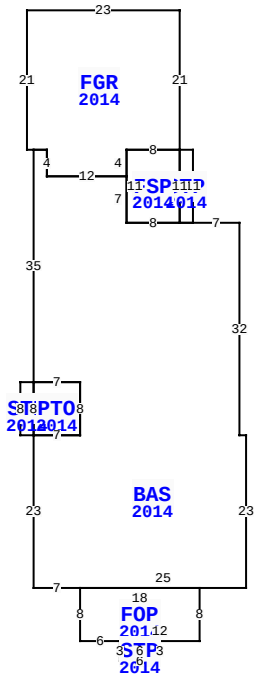
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,778	100	1,778	368,054
FGR	531	55	292	60,445
FOP	144	30	43	8,901
FSP	88	40	35	7,245
PTO	56	5	3	621
STP	16	10	2	414
STP	18	10	2	414
STP	22	10	2	414
TOTALS	2,653		2,157	446,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,157	143.7513	215.63	465,114	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2022 Heated Area: 1778 HX Base Yr 2022



1725 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		446,509
TOTAL MARKET OB/XF VALUE		2,504
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		609,013
SOH/AGL Deduction		211,226
ASSESSED VALUE		397,787
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		347,787
TOTAL JUST VALUE		609,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132260	NEW CONSTR	195,323	09/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/1817	2/18/2021	WD	Q	I	01	537,000
GRANTOR: CLARE BARBARA						
GRANTEE: MAUTE SUZANNE & SEA						
1916/1233	4/25/2014	WD	Q	I	02	320,200
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CLARE BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2014] W23 S21 E1 BAS=[YR=2014] S35 STP=[YR=2014] W2 S8 E2 N8$ PTO=[YR=2014] S8 E7 N8 W7$ E7 S8 W7 S23 E7 FOP=[YR=2014] S8 E6 STP=[YR=2014] S3 E6 N3 W6$ E12 N8 W18$ E25 N23 W1 N32 W7 STP=[YR=2014] N11 W2 S11 E2$ W2 FSP=[YR=2014] N11 W8 S11 E8$ W8 N7 W12 N4 W2$ E2 S4 E12 N4 E8 N21 $.

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	160.00	SF	6.50	6.50	100	2014	2014	3	95	988	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	7.00	7.00	100	2014	2014	3	95	239	
3	0855	CONC PAVER	0	100	0	0	192.00	SF	7.00	7.00	100	2014	2014	3	95	1,277	

LAND DESCRIPTION

TOTAL OB/XF 2,504

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	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000							

REVIEW DATE 06/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS