

GILL WILLIAM W & SHARON C
1719 S 15TH ST
FERNANDINA BEACH, FL 32034

00-00-31-102D-0004-0070

BUILDING SUBSTANCES CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100		0500	11	2,231	141.8844		212.83	474,824	2015	2015		0	0	3.50	96.50	VALUATION BY																				
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2019										Heated Area: 1840										HX Base Yr 2019														
Roof Cover		03	COMP SHNGL 100												Tax Group: 2										Tax Dist:														
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										458,205														
Interior Floo		12	HARDWOOD 80												TOTAL MARKET OB/XF VALUE										4,678														
Interior Floo		14	CARPET 20												TOTAL LAND VALUE - MARKET										160,000														
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										622,883														
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										217,404														
Bedrooms			3 100												ASSESSED VALUE										405,479														
Bathrooms			2 100												TOTAL EXEMPTION VALUE										HX HB VX VP 195,192														
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										210,287														
Stories		1.	1. 100												TOTAL JUST VALUE										622,883														
Units		0	0 100		NCON VALUE										0																								
Occupancy		00	NONE 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										503,700																								
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	1,840	100	1,840	377,901																																			
FGR	504	55	277	56,891																																			
FOP	256	30	77	15,814																																			
FSP	88	40	35	7,188																																			
STP	21	10	2	411																																			
TOTALS		2,709	2,231	458,205																																			
EXTRA FEATURES					1719 S 15TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		03/21/2024		MLU																
											XF DATE				LAND DATE																								
											INC DATE				AG DATE																								
L N	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	2015	2015	3	95	988																									
2	0855	CONC PAVER	0 100	0 0	72.00	SF	7.00	7.00	100	2015	2015	3	95	479																									
3	0855	CONC PAVER	0 100	0 0	160.00	SF	10.00	10.00	100	2015	2015	3	95	1,520																									
4	0476	VF 6 SBPL	0 100	0 0	50.00	LF	32.00	32.00	100	2015	2015	3	89	1,424																									
5	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267																									