

BLOCK 2A LOT 2
ESMT PT OR 1883/705
AMELIA PARK COASTAL DISTRICT

GRINTER DONALD W & LORI
1778 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102E-002A-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 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

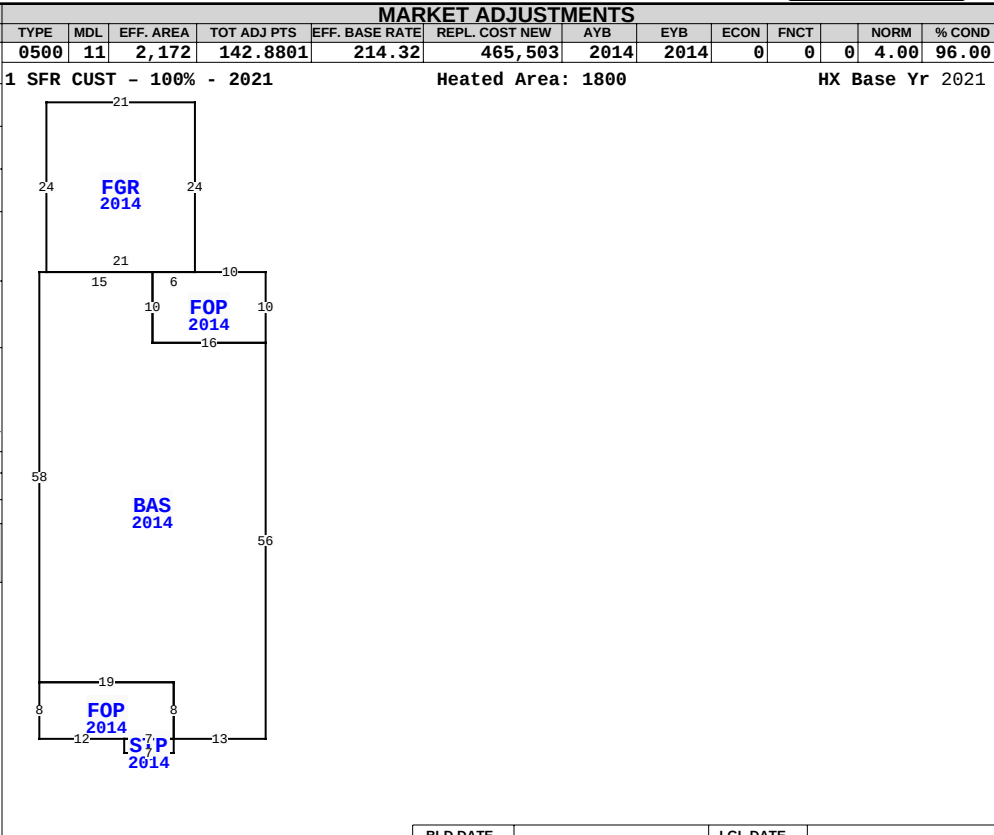
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	370,345
FGR	504	55	277	56,992
FOP	152	30	46	9,465
FOP	160	30	48	9,876
STP	14	10	1	205

TOTALS	2,630		2,172	446,883
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	52.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	198.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	40.00



1778 S 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	52.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	198.00	SF	6.50	6.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		446,883	
TOTAL MARKET OB/XF VALUE		1,643	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		608,526	
SOH/AGL Deduction		208,670	
ASSESSED VALUE		399,856	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		349,856	
TOTAL JUST VALUE		608,526	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		457,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140845	NEW CONSTR	25,000	04/30/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2338/0092	2/04/2020	SW	Q	I	02
GRANTOR: LUNDBORG PEARL JONES					
GRANTEE: GRINTER DONALD W &					
1957/1851	1/14/2015	WD	Q	I	02
GRANTOR: ESB INVESTMENTS LLC					
GRANTEE: LUNDBORG PEARL JONE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2014] W10 FGR=[YR=2014] N24 W21 S24 BAS=[YR=2014] W1 S58 FOP=[YR=2014] S8 E12 STP=[YR=2014] S2 E7 N2 W7\$ E7 N8 W19\$ E19 S8 E13 N56 W16 N10 W15\$ E21\$ W6 S10 E16 N10\$.									