BLOCK 2A LOT 3
AMELIA PARK COASTAL DISTRICT
BLOCK 2 REPLAT PB 8/58

PADGETT L W TRUST/PADGETT LAVADA W TRUSTEE
1774 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102E-002A-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

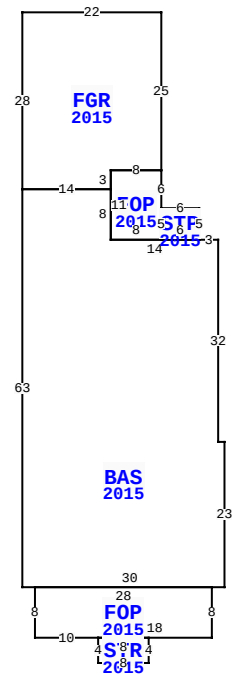
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,840	100	1,840	372,929
FGR	592	55	326	66,074
FOP	88	30	26	5,270
FOP	224	30	67	13,579
STP	30	10	3	608
STR	32	10	3	608
TOTALS	2,806		2,265	459,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,265	140.0175	210.03	475,718	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2016 Heated Area: 1840 HX Base Yr 2016



1774 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		459,068
TOTAL MARKET OB/XF VALUE		2,510
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		621,578
SOH/AGL Deduction		258,711
ASSESSED VALUE		362,867
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		307,867
TOTAL JUST VALUE		621,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150400	CO ISSUED	0	08/17/2015
20150400	NEW CONSTR	242,000	02/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/1427	7/16/2020	WD	U	I	11	100
GRANTOR: PADGETT LAVADA W						
GRANTEE: PADGETT L W TRUST						
1909/1664	3/31/2014	WD	Q	V	02	66,000
GRANTOR: APCD LOTS LLC						
GRANTEE: PADGETT LAVADA W						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W22 S28 BAS=[YR=2015] S63 E2 FOP=[YR=2015] S8 E10 STR=[YR=2015] S4 E8 N4 W8$ E18 N8 W28$ E30 N23 W1 N32 W3 STP=[YR=2015] N5 W6 FOP=[YR=2015] N6 W8 S11 E8 N5$ S5 E6$ W14 N8 W14$ E14 N3 E8 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	162.00	SF	6.50	6.50	100	2015	2015	3	95	1,000	
2	0855	CONC PAVER	0	100	0	0	26.00	SF	7.00	7.00	100	2015	2015	3	95	173	
3	0855	CONC PAVER	0	100	0	0	201.00	SF	7.00	7.00	100	2015	2015	3	95	1,337	

LAND DESCRIPTION

TOTAL OB/XF 2,510

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS