

BLOCK 2A LOT 7
IN OR 2110/1543
ESMT PT OR 1883/705

WILLIAMS SHARILYN J
1758 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102E-002A-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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	

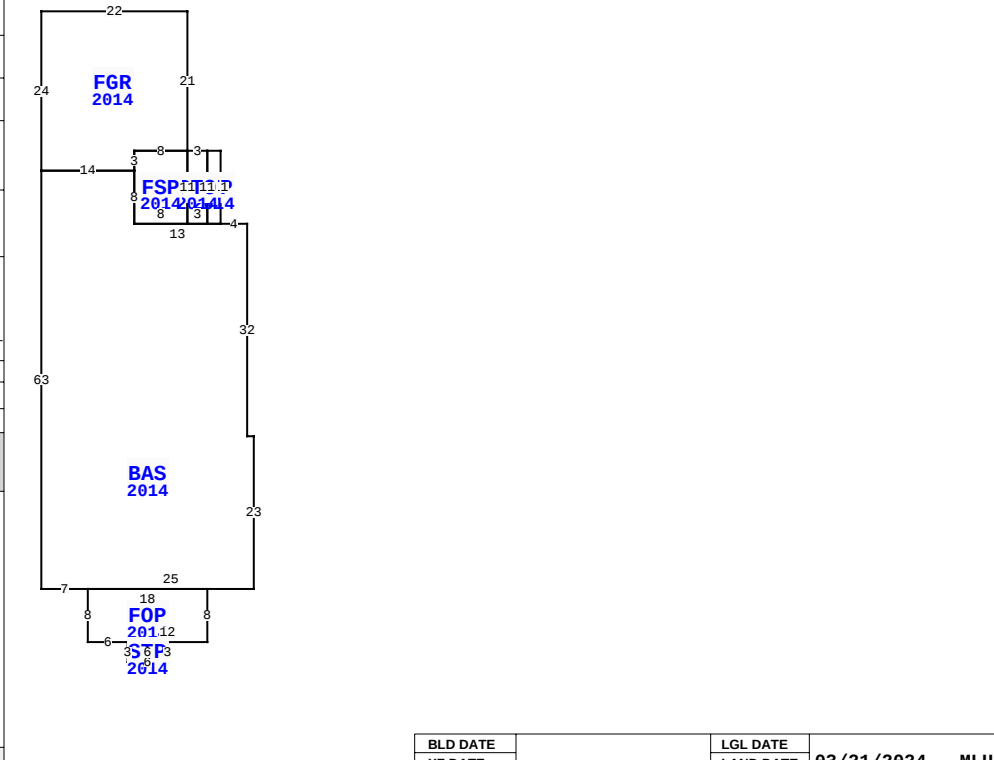
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	390,445
FGR	504	55	277	58,779
FOP	144	30	43	9,125
FSP	88	40	35	7,427
PTO	33	5	2	424
STP	18	10	2	424
STP	22	10	2	424
TOTALS	2,649		2,201	467,049

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0476	VF 6 SBPL	0 100	0	0	15.00	LF	32.00	32.00	100	2014
2	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2014
3	0810	CONCRETE A	0 100	0	0	198.00	SF	6.50	6.50	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	0.00	0.00	40.00	FF	1.00

REVIEW DATE 06/19/2019 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,201	147.3606	221.04	486,509	2014	2014	0	0	4.00	96.00
1 SFR CUST - 100% - 2018											
Heated Area: 1840											
HX Base Yr 2018											



1758 S 15TH ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/21/2024 MLU											

TOTAL OB/XF											
1,902											

Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
467,049											
TOTAL MARKET OB/XF VALUE											
1,902											
TOTAL LAND VALUE - MARKET											
160,000											
TOTAL MARKET VALUE											
628,951											
SOH/AGL Deduction											
252,517											
ASSESSED VALUE											
376,434											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
326,434											
TOTAL JUST VALUE											
628,951											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
473,114											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141098	CO ISSUED	0	01/07/2015
20141249	NEW CONSTR	0	06/11/2014
20141098	NEW CONSTR	201,830	05/27/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2110/1543	3/31/2017	WD	U	I	11	100	
GRANTOR: PERNA LANCE E & LISA							
GRANTEE: WILLIAMS DAVID L &							
2110/0590	3/31/2017	WD	Q	I	02	442,000	
GRANTOR: PERNA LANCE E & LISA							
GRANTEE: WILLIAMS DAVID L &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W4 STP=[YR=2014] N11 W2 PTO=[YR=2014] W3											
FGR=[YR=2014] N21 W22 S24 E14 FSP=[YR=2014] S8 E8 N11 W8 S3\$											
N3 E8\$ S11 E3 N11\$ S11 E2\$ W13 N8 W14 S63 E7 FOP=[YR=2014] S8											
E6 STP=[YR=2014] S3 E6 N3 W6\$ E12 N8 W18\$ E25 N23 W1 N32\$.											