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

FERREIRA DANNY K & PAMELA J L/E/
1754 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102E-002A-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

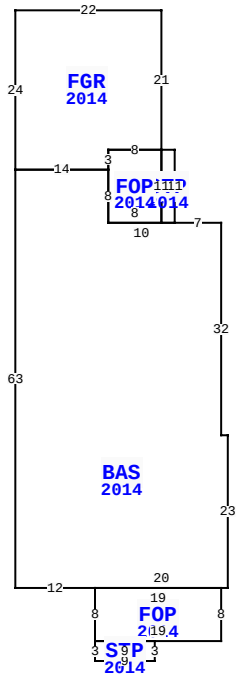
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	392,423
FGR	504	55	277	59,076
FOP	88	30	26	5,545
FOP	152	30	46	9,810
STP	22	10	2	426
STP	27	10	3	639
TOTALS	2,633		2,194	467,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,194	148.1074	222.16	487,419	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2018 Heated Area: 1840 HX Base Yr 2018



1754 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		467,922
TOTAL MARKET OB/XF VALUE		2,130
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		630,052
SOH/AGL Deduction		339,968
ASSESSED VALUE		290,084
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,084
TOTAL JUST VALUE		630,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141248	NEW CONSTR	0	06/11/2014
20141078	NEW CONSTR	201,830	05/23/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2718/784	6/12/2024	LE	U	I	11	100
GRANTOR: FERREIRA DANNY K & PA						
GRANTEE: FERREIRA DONNA KAY						
2164/1958	12/15/2017	WD	Q	I	01	420,000
GRANTOR: SYKES RANDALL R &						
GRANTEE: FERREIRA DANNY K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W7 STP=[YR=2014] N11 W2 FGR=[YR=2014] N21 W22 S24 E14 FOP=[YR=2014] S8 E8 N11 W8 S3$ N3 E8 $ S11 E2$ W10 N8 W14 S63 E12 FOP=[YR=2014] S8 STP=[YR=2014] S3 E9 N3 W9 $ E19 N8 W19$ E20 N23 W1 N32$.

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	108.00	SF	6.50	6.50	100	2014	2014	3	95	667	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2014	2014	3	95	319	
3	0855	CONC PAVER	0	100	8	11	88.00	SF	7.00	7.00	100	2014	2014	3	95	585	
4	0855	CONC PAVER	0	100	28	3	84.00	SF	7.00	7.00	100	2014	2014	3	95	559	

LAND DESCRIPTION

TOTAL OB/XF 2,130

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