

BLOCK 2C LOT 1
AMELIA PARK COASTAL DISTRICT
BLOCKS 2 & 4 REPLAT PB 8/63

SMEDLEY PATRICIA L/E/
1744 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102G-002C-0010



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 60
Interior Floo	14	CARPET 40
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	1,872	100	1,872	385,044
FGR	504	55	277	56,975
FOP	88	30	26	5,348
FOP	192	30	58	11,930
STP	6	10	1	206
STP	24	10	2	411
TOTALS	2,686		2,236	459,914

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	288.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	222.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	92.00	SF	7.00	7.00

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	0003	R-2	0.00	0.00	42.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,236	140.6398	210.96	471,707	2017	2017	0	0	2.50	97.50	
1 SFR CUST - 100% - 2022 Heated Area: 1872 HX Base Yr 2022												
1744 S 15TH ST, FERNANDINA BEACH												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF												
4,088												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		459,914	
TOTAL MARKET OB/XF VALUE		4,088	
TOTAL LAND VALUE - MARKET		168,000	
TOTAL MARKET VALUE		632,002	
SOH/AGL Deduction		122,342	
ASSESSED VALUE		509,660	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		454,660	
TOTAL JUST VALUE		632,002	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		510,450	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162345	CO ISSUED	0	04/12/2017
20162345	NEW CONSTR	234,870	08/24/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/105	8/28/2023	LE U	I	I	11	100
GRANTOR: SMEDLEY PATRICIA						
GRANTEE: MATHIES TRACI M						
2513/1736	11/15/2021	WD	Q	I	01	575,000
GRANTOR: THE GOSS FAMILY TRUST						
GRANTEE: SMEDLEY PATRICIA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2017] W22 S24 BAS=[YR=2017] S63 E4 FOP=[YR=2017] S8 E8 STP=[YR=2017] S3 E8 N3 W8\$ E16 N8 W24\$ E28 N55 W10 FOP=[YR=2017] N8 STP=[YR=2017] E2 N3 W2 S3 \$ N3 W8 S11 E8\$ W8 N8 W14\$ E14 N3 E8 N21\$.									