

BLOCK 2C LOT 3
AMELIA PARK COASTAL DISTRICT
BLOCKS 2 & 4 REPLAT PB 8/63

CROTTI JAMES J & ANNETTE V
1736 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102G-002C-0030



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,403	100	1,403	291,182
FGR	598	55	329	68,281
FOP	256	30	77	15,980
FOP	273	30	82	17,019
FUS	652	100	652	135,318
PTO	276	5	14	2,906
STP	30	10	3	622
TOTALS	3,488		2,560	531,309

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	284.00	SF	6.50	6.50	1,754
2	0855	CONC PAVER	0	0	0	0	92.00	SF	7.00	7.00	612
3	0911	SCRN RM A	0	0	0	0	276.00	SF	26.25	26.25	5,361

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-2	0.00	0.00	44.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,560	143.3779	215.07	550,579	2015	2015	0	0	3.50	96.50
1 SFR CUST - 0% - 0											
Heated Area: 2055											
HX Base Yr											
1736 S 15TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/21/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		531,309	
TOTAL MARKET OB/XF VALUE		7,727	
TOTAL LAND VALUE - MARKET		176,000	
TOTAL MARKET VALUE		715,036	
SOH/AGL Deduction		99,583	
ASSESSED VALUE		615,453	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		615,453	
TOTAL JUST VALUE		715,036	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		559,503	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161216	SCRNPTO	7,190	04/29/2016
20141534	CO ISSUED	0	03/13/2015
20141941	NEW CONSTR	7,327	09/05/2014
20141534	NEW CONSTR	226,756	07/16/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0660	11/22/2021	WD	Q	I	02	711,200
GRANTOR: ANDERSON DAIN C & ELI						
GRANTEE: CROTTI JAMES J & AN						
2211/0474	7/18/2018	WD	Q	I	02	485,000
GRANTOR: SUTTER CONRAD TRUST						
GRANTEE: ANDERSON DAIN C & E						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2015] W23 S26 BAS=[YR=2015] S61 FOP=[YR=2015] S8 E11											
STP=[YR=2015] S3 E10 N3 W10\$ E21 N8 W32\$ E32 N30											
FOP=[YR=2015] N8 PTO=[YR=2015] N23 W12 S23 E12\$ W12 N23 W5 S9											
W1 S22 E18\$ W18 N22 E1 N9 W15\$ E23 N26\$ PTR=E15 FUS=[YR=2015]											
E22 S10E10S13 W12 S2 W8 N2 W12 N23\$ W15 \$.											