BLOCK 4A LOT 2
IN OR 2045/1509
AMELIA PARK COASTAL DISTRICT

HUGHES LVG TRUST/HUGHES DYANNE TRUSTEE
1743 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102G-004A-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

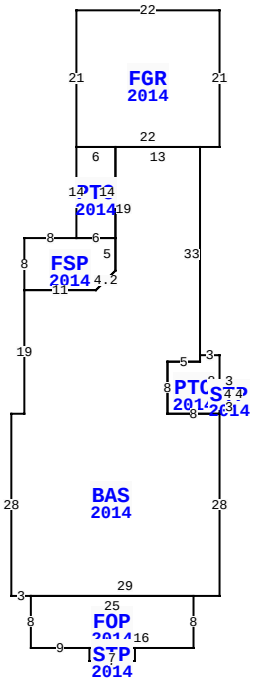
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,660	100	1,660	347,484
FGR	462	55	254	53,170
FOP	200	30	60	12,560
FSP	108	40	43	9,001
PTO	67	5	3	628
PTO	84	5	4	837
STP	12	10	1	209
STP	14	10	1	209
TOTALS	2,607		2,026	424,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,026	145.3693	218.05	441,769	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2015 Heated Area: 1660 HX Base Yr 2015



1743 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		424,098
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		587,108
SOH/AGL Deduction		235,097
ASSESSED VALUE		352,011
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		302,011
TOTAL JUST VALUE		587,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141909	SCRNENCL	5,770	09/02/2014
20132335	NEW CONSTR	185,728	10/03/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2045/1509	5/10/2016	WD	U	I	11	100
GRANTOR: HUGHES DYANNE						
GRANTEE: HUGHES LIVING TRUST						
1914/1576	4/28/2014	WD	Q	I	02	309,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HUGHES DYANNE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2014] W22 S21 PTO=[YR=2014] S14 FSP=[YR=2014] W8 S8 BAS=[YR=2014] S19 W2 S28 E3 FOP=[YR=2014] S8 E9 STP=[YR=2014] S2 E7 N2 W7$ E16 N8 W25$ E29 N28 PTO=[YR=2014] N1 STP=[YR=2014] E3 N4 W3 S4$ N8 W3 S1 W5 S8 E8$ W8 N8 E5 N33 W13 S19 D3 L3 W11$ E11 U3 R3 N5 W6$ E6 N14 W6$ E22 N21$.

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	384.00	SF	6.50	6.50	100	2014	2014	3	95	2,371	
2	0825	BRICK	0	100	0	0	18.00	SF	12.50	12.50	100	2014	2014	3	98	221	
3	0479	VF PICKET	0	100	0	0	48.00	LF	10.00	10.00	100	2014	2014	3	87	418	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0003	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