BLOCK J LOT 6
IN OR 2229/730
ATLANTIC HIGHLANDS SUB

MANN JEAN D L/E/
2048 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000J-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

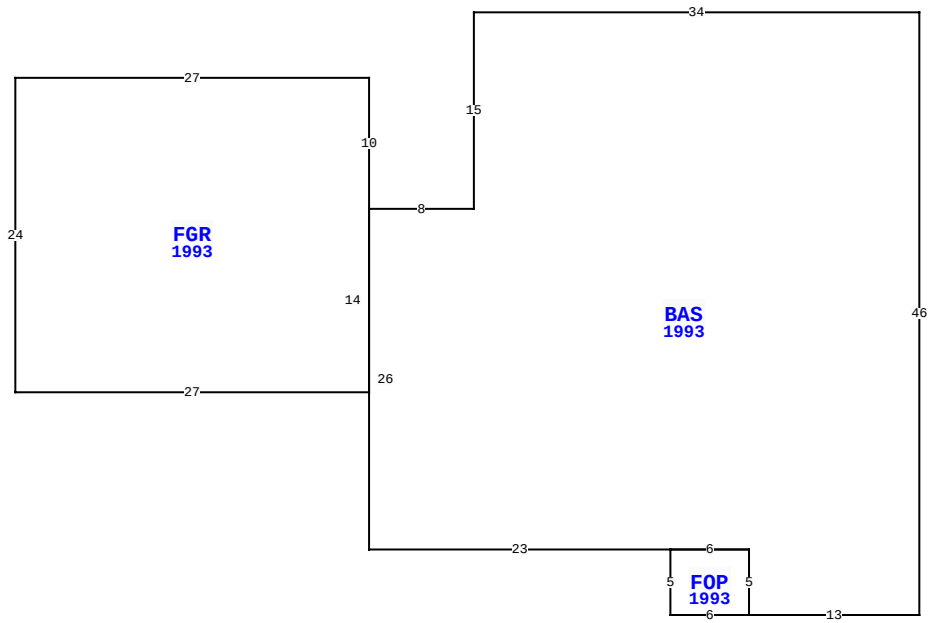
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,667	100	1,667	96,280
FGR	648	55	356	20,562
FOP	30	30	9	520
TOTALS	2,345		2,032	117,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,032	92.1200	87.51	177,820	1948	1970	0	0	0	34.00	66.00

1 SINGLE FAM – 0% - 0 Heated Area: 1667 HX Base Yr



1615 ALACHUA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	117,361
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	392,361
SOH/AGL Deduction	95,300
ASSESSED VALUE	297,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,061
TOTAL JUST VALUE	392,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7965	REPAIR/RRF	3,000	11/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2229/0730	10/09/2018	LE	U	I	11	100
GRANTOR: MANN JEAN D						
GRANTEE: HICKEY LISA ANNE &						
1878/1477	9/12/2013	PR	U	I	19	100
GRANTOR: MANN JEAN D P/R						
GRANTEE: MANN JEAN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S15 W8 FGR=[YR=1993] N10 W27 S24 E27N14$
S26 E23 FOP=[YR=1993] S5 E6 N5 W6$ E6 S5 E13 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	R-1	134.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS