W 83.35' BLOCK R LOT 6
INCL N21.4' STRIP N OF W100
EX E 65.5' OF LOT 6

HOUSTON TRUST/KIRKPATRICK JAMES LEROY IV TRUSTEE
324 N 15TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000R-0061

BUILDING CHARACTERISTICS

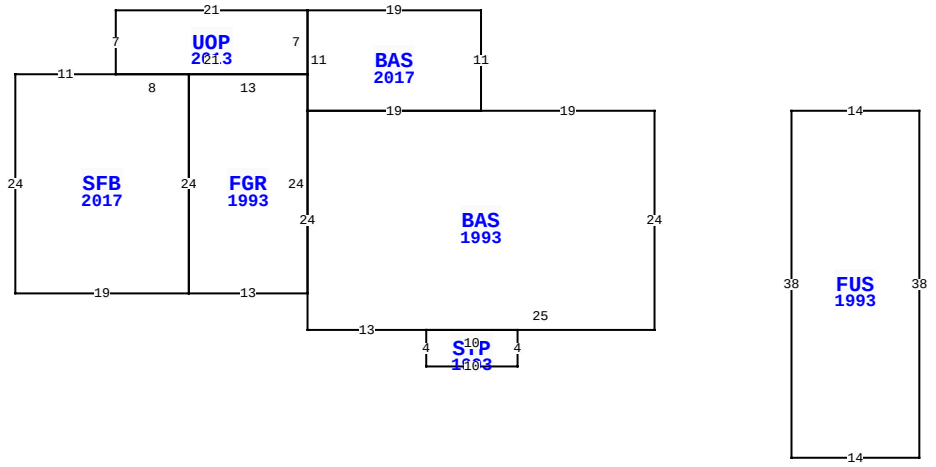
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	912	100	912	71,523
BAS	209	100	209	16,390
FGR	312	55	172	13,489
FUS	532	100	532	41,721
SFB	456	80	365	28,625
STP	40	10	4	313
UOP	147	20	29	2,274
TOTALS	2,608		2,223	174,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,223	101.9200	96.82	215,231	1976	1976	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2018 HX Base Yr 2018



324 N 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,337
TOTAL MARKET OB/XF VALUE		1,181
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		400,518
SOH/AGL Deduction		171,618
ASSESSED VALUE		228,900
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,900
TOTAL JUST VALUE		400,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6966	REPAIR/RRF	1,200	03/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/750	4/16/2024	WD	U	I	11	100
GRANTOR: KIRKPATRICK JAMES IV						
GRANTEE: HOUSTON TRUST						
2112/1550	4/07/2017	WD	Q	I	02	277,500
GRANTOR: ADAMS RICHARD & CAROL						
GRANTEE: KIRKPATRICK JAMES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 BAS=[YR=2017] N11 W19 UOP=[YR=2013] W21 S7 SFB=[YR=2017] W11 S24 E19 FGR=[YR=1993] E13 N24 W13 S24$ N24 W8$ E21 N7$ S11 E19$ W19 S24 E13 STP=[YR=1993] S4 E10 N4 W10$ E25 N24$ PTR=E15 FUS=[YR=1993] E14 S38 W14 N38$ W15$.

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	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	1976	1976	3	27	814	
2	0811	CONCRETE B	0	100	0	0	144.00	SF	5.20	5.20	100	1976	1976	3	27	202	
3	1243	WD DECK F	0	100	0	0	103.00	SF	8.00	8.00	100	1993	1993	3	20	165	

LAND DESCRIPTION

TOTAL OB/XF 1,181

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	0006	R-1	137.00	83.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS