

LOT 3
IN OR 1582/891
AZALEA TERRACE 1 PB 3/63

CARRILLO CARMEN G
618 SOUTH 15TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1080-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	1011.00
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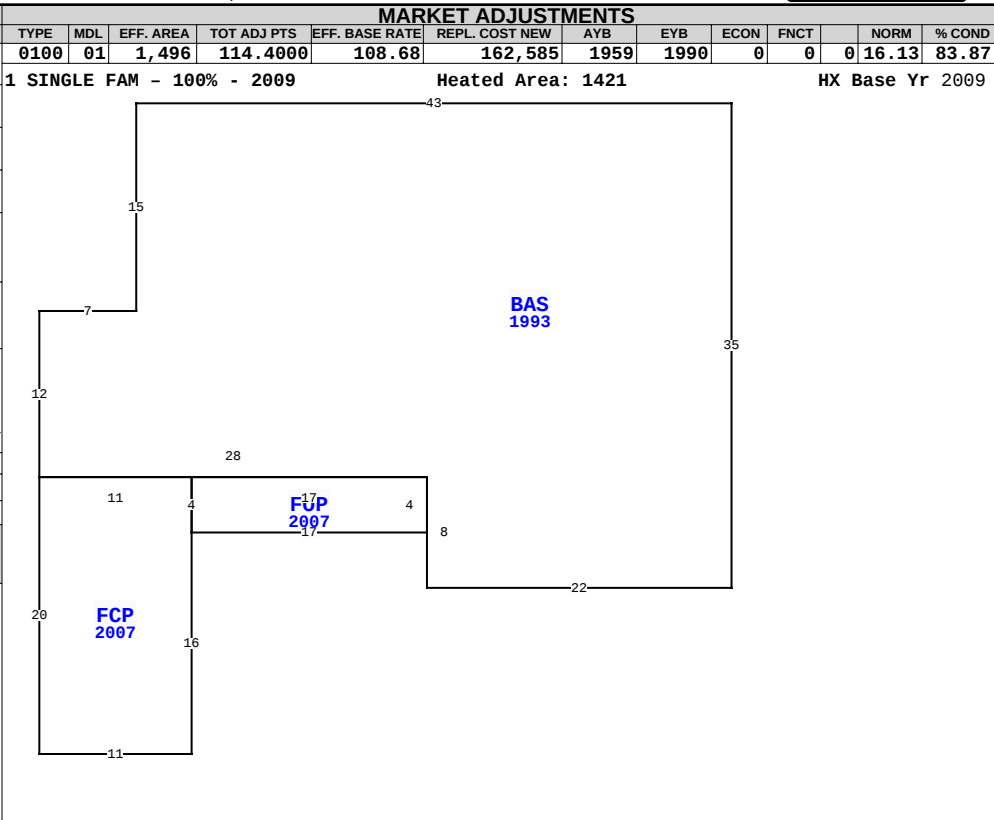
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1,421	129,524
FCP	220	25	55	5,013
FOP	68	30	20	1,823

TOTALS	1,709		1,496	136,360
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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	100	8	44	352.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	4	42	168.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	11	18	198.00	SF	6.50	6.50	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	
6	0810	CONCRETE A	0	100	0	0	1,455.00	SF	6.50	6.50	

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	100		R-1	86.00	150.00	86.00	FF	

REVIEW DATE	06/03/2019	BY	DJA
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618 S 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	8	44	352.00	SF	6.50	6.50	100	1954	1954	3	20	458	
2	0810	CONCRETE A	0	100	4	42	168.00	SF	6.50	6.50	100	1984	1984	3	44	480	
3	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	1983	1983	3	41	85	
4	0810	CONCRETE A	0	100	11	18	198.00	SF	6.50	6.50	100	1983	1983	3	41	528	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1984	1984	3	20	960	
6	0810	CONCRETE A	0	100	0	0	1,455.00	SF	6.50	6.50	100	1984	1984	3	44	4,161	

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	100		R-1	86.00	150.00	86.00	FF	

REVIEW DATE	06/03/2019	BY	DJA
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		136,360	
TOTAL MARKET OB/XF VALUE		6,672	
TOTAL LAND VALUE - MARKET		151,360	
TOTAL MARKET VALUE		294,392	
SOH/AGL Deduction		199,174	
ASSESSED VALUE		95,218	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		45,218	
TOTAL JUST VALUE		294,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053027	REMODEL	3,000	11/15/2005
20032867	H/AC	3,000	04/08/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1582/0891	8/27/2008	WD	Q	I	
GRANTOR: CASSADY LINDA J					SALE PRICE
GRANTEE: CARRILLO CARMEN G					158,000
1402/1876	4/10/2006	WD	Q	I	
GRANTOR: HAIR EDWARD O & MARTH					156,500
GRANTEE: CASSADY WILLIAM M &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W43 S15 W7 S12 FCP=[YR=2007] S20 E11 N16											
FOP=[YR=2007] E17 N4 W17 S4\$ N4 W11\$ E28 S8 E22 N35\$.											