LOT 7 IN OR 1051/1995
AZALEA TERRACE 1
PB 3/63

HATCH HERBERT
710 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1080-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

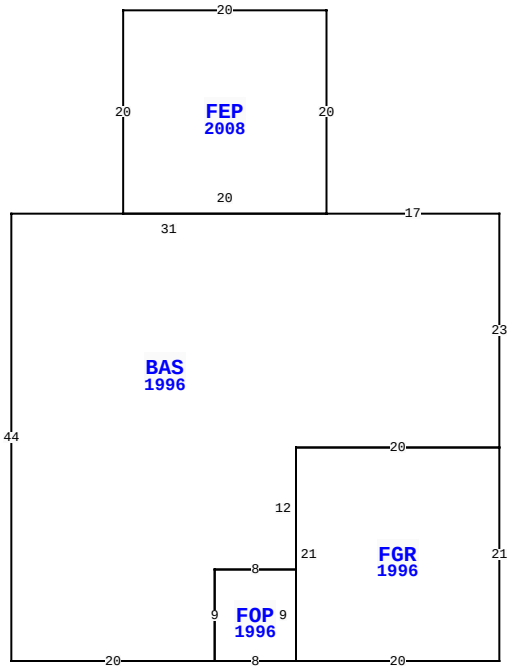
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	144,828
FEP	400	80	320	28,608
FGR	420	55	231	20,652
FOP	72	30	22	1,967
TOTALS	2,512		2,193	196,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	108.5840	103.15	226,208	1996	1996	0	0	0	13.33	86.67

1 SINGLE FAM – 100% - 2003 Heated Area: 1620 HX Base Yr 2003



710 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,054
TOTAL MARKET OB/XF VALUE		4,212
TOTAL LAND VALUE - MARKET		151,360
TOTAL MARKET VALUE		351,626
SOH/AGL Deduction		205,740
ASSESSED VALUE		145,886
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,886
TOTAL JUST VALUE		351,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080562	REPAIR/RRF	7,500	04/10/2008
B969524	NEW CONSTR	51,260	01/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1051/1995	4/25/2002	WD	Q	I		129,000
GRANTOR: HALL JEFFERY A & LIND						
GRANTEE: HATCH HERBERT H						
0772/1356	10/02/1996	WD	Q	I		80,500
GRANTOR: TALBOT DONALD W						
GRANTEE: HALL JEFFERY A & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W17 FEP=[YR=2008] N20 W20 S20 E20$ W31 S44 E20 FOP=[YR=1996] E8 FGR=[YR=1996] E20 N21 W20 S21$ N9 W8 S9$ N9 E8 N12 E20 N23$.

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	770.00	SF	6.50	6.50	100	1996	1996	3	72	3,604	
2	0810	CONCRETE A	0	100	10	13	130.00	SF	6.50	6.50	100	1996	1996	3	72	608	

LAND DESCRIPTION

TOTAL OB/XF 4,212

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		R-1	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	151,360							

REVIEW DATE 06/03/2019 BY DJA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 08/06/2024 BY SYS