BLOCK 2 LOT 29
IN OR 1985/648
EGAN MEADOWS #1 PB 3/45

BELL JENSEN H/BELL WADE H III & PAMELA
1107 N 15TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1240-0002-0290

BUILDING CHARACTERISTICS

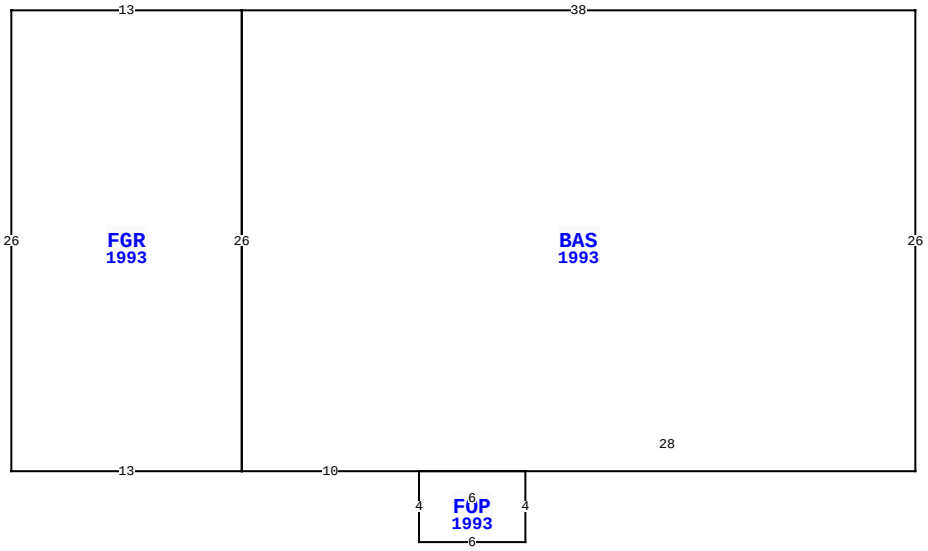
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	988	100	988	89,596
FGR	338	55	186	16,867
FOP	24	30	7	635
TOTALS	1,350		1,181	107,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	116.8120	110.97	131,056	1991	1991	0	0	0	18.28	81.72

1 SINGLE FAM – 100% - 2016 Heated Area: 988 HX Base Yr 2016



1107 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		107,099
TOTAL MARKET OB/XF VALUE		2,555
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		284,654
SOH/AGL Deduction		163,839
ASSESSED VALUE		120,815
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,815
TOTAL JUST VALUE		284,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6708	NEW CONSTR	34,000	08/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1985/0648	6/12/2015	WD	Q	I	01	120,000
GRANTOR: RENSHAW PATRICIA D						
GRANTEE: BELL JENSEN H ET AL						
1246/0144	7/15/2004	QC	U	I	07	100
GRANTOR: RENSHAW PATRICIA D						
GRANTEE: RENSHAW PATRICIA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FGR=[YR=1993] W13 S26 E13 N26$ S26 E10
FOP=[YR=1993] S4 E6 N4 W6$ E28 N26$.

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	58	10	580.00	SF	6.50	6.50	100	1991	1991	3	62	2,337	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1991	1991	3	62	218	

LAND DESCRIPTION

TOTAL OB/XF 2,555

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	100.00	115.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS