

BLOCK 3 LOT 3 & N25 FT LOT 2
IN OR 2196/1216
EGAN MEADOWS 1 PB 3/45

GRANT WILLIAM G
1108 N 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1240-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

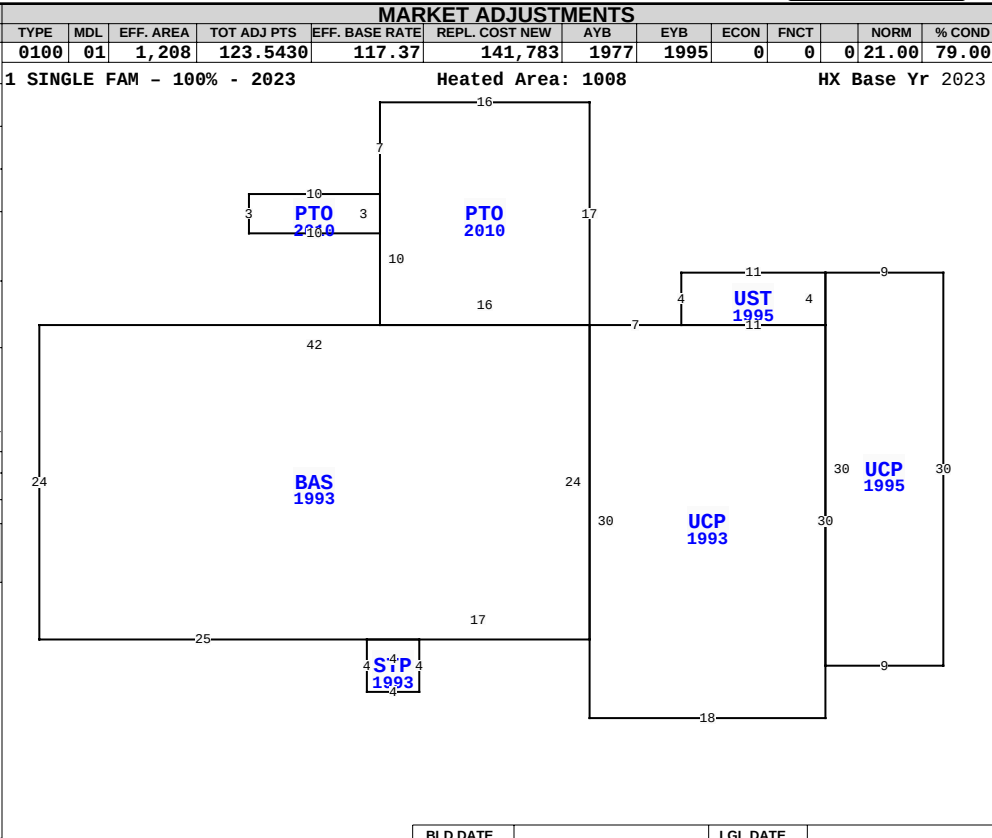
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	93,464
PTO	30	5	2	186
PTO	272	5	14	1,298
STP	16	10	2	186
UCP	540	20	108	10,014
UCP	270	20	54	5,007
UST	44	45	20	1,854
TOTALS	2,180		1,208	112,009

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	808.00	SF	3.25	3.25
2	0810	CONCRETE A	0 100	23	4	92.00	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
1	000100	C	SFR	100	0006	R-1	100.00	123.00	1.00

REVIEW DATE 02/07/2019 BY DJ



1108 N 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
1,260	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
1,260	1.00	175,000.00	175,000.00	175,000					

Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE 112,009									
TOTAL MARKET OB/XF VALUE 1,260									
TOTAL LAND VALUE - MARKET 175,000									
TOTAL MARKET VALUE 288,269									
SOH/AGL Deduction 0									
ASSESSED VALUE 288,269									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 238,269									
TOTAL JUST VALUE 288,269									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 283,755									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101915	XFOB	2,000	11/04/2010
20090582	XFOB	500	05/11/2009
20062554	REMODEL	1,500	11/15/2006
20062465	XFOB	15,000	11/06/2006
4769	CARPORT	2,000	03/24/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2196/1216	5/14/2018	WD	Q	I	01	197,000	
GRANTOR:MORRIS RODNEY G & DEL							
GRANTEE:GRANT WILLIAM G							
1543/1474	12/31/2007	WD	Q	I		92,000	
GRANTOR:YAGINS BEVERLY A & PA							
GRANTEE:MORRIS RODNEY G & D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=1995] W9 UST=[YR=1995] W11 S4 UCP=[YR=1993] W7									
PTO=[YR=2010] N17W16S7 PTO=[YR=2010] W10S3 E10N3S S10E16S									
BAS=[YR=1993] W42 S24 E25STP=[YR=1993] S4 E4 N4 W4 S E17 N24									
\$ S30 E18 N30 W11 \$ E11N4S S30E9 N30 \$.									