BLOCK 1 LOT 3
AMELIA PARK TOWN CENTER
BLOCKS 1 & 4 PBK 8/185

MINNICK ROBERT H & CATHERINE G REVOC TRUST/MINNICK
1790 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-127P-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

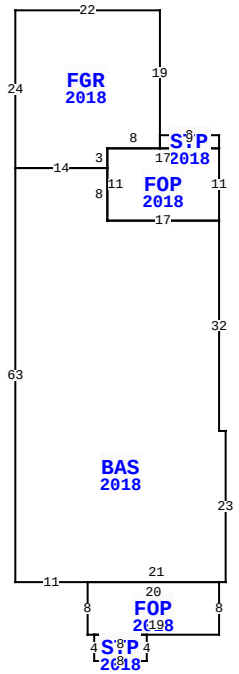
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	392,520
FGR	504	55	277	59,091
FOP	160	30	48	10,240
FOP	187	30	56	11,946
STP	18	10	2	426
STP	32	10	3	640
TOTALS	2,741		2,226	474,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,226	145.1204	217.68	484,556	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2022 Heated Area: 1840 HX Base Yr 2022



1790 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		474,865
TOTAL MARKET OB/XF VALUE		2,248
TOTAL LAND VALUE - MARKET		157,500
TOTAL MARKET VALUE		634,613
SOH/AGL Deduction		104,351
ASSESSED VALUE		530,262
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		475,262
TOTAL JUST VALUE		634,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173390	CO ISSUED	0	06/28/2018
20173390	NEW CONSTR	243,435	10/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0075	3/14/2022	QC	U	I	11	100
GRANTOR: MINNICK ROBERT H & CA						
GRANTEE: MINNICK ROBERT H &						
2432/1128	2/05/2021	WD	Q	I	02	550,000
GRANTOR: GILMORE DONALD L & RE						
GRANTEE: MINNICK ROBERT H &						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2018] W9 FGR=[YR=2018] N19 W22 S24 BAS=[YR=2018] S63 E11 FOP=[YR=2018] S8 E1 STP=[YR=2018] S4 E8 N4 W8$ E19 N8 W20$ E21 N23 W1 N32 FOP=[YR=2018] N11 W17 S11 E17$ W17 N8 W14$ E14 N3 E8 N2$ S2 E9 N2$.

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	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2018	2018	3	97	163	
2	0855	CONC PAVER	0	100	0	0	307.00	SF	7.00	7.00	100	2018	2018	3	97	2,085	

LAND DESCRIPTION

TOTAL OB/XF 2,248

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-2	0.00	0.00	45.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	157,500							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/06/2024 BY SYS