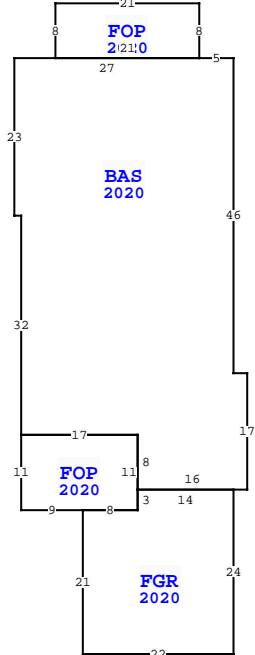


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	1031.100
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,874 100 1,874 405,578
FGR	504 55 277 59,949
FOP	168 30 50 10,822
FOP	187 30 56 12,120
TOTALS	2,733 2,257 488,469

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST - 100%	- 2021									
				Heated Area: 1874				HX Base Yr 2021				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			488,469
TOTAL MARKET OB/XF VALUE			9,712
TOTAL LAND VALUE - MARKET			189,000
TOTAL MARKET VALUE			687,181
SOH/AGL Deduction			213,748
ASSESSED VALUE			473,433
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			423,433
TOTAL JUST VALUE			687,181
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			538,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190564	NEW CONSTR	259,611	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/524	6/20/2023	WD	U	I	11	100
GRANTOR: BRAVO MICHAEL J JR &						
GRANTEE: BRAVO FAMILY TRUST						
2382/0011	7/30/2020	WD	Q	I	01	532,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BRAVO MICHAEL J JR						

EXTRA FEATURES																
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	0855	CONC PAVER	0	100	0	0			10.00	100	2020	2020	3	99	9,712	

BUILDING NOTES			
1797 S 15TH ST, FERNANDINA BEACH			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		03/13/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2020] W5 FOP=[YR=2020] N8 W21 S8 E21 S W27 S23 E1 S32 FOP=[YR=2020] S11 E9 FGR=[YR=2020] S21 E22 N24 W14 S3 W8 S E8 N11 W17 S E17 S8 E16 N17 W2 N46 \$.			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	54.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	189,000							