BLOCK 4 LOT 2
AMELIA PARK TOWN CENTER
BLOCKS 1 & 4 PBK 8/185

CUSTER GERARD M &/BARRY SUSAN A
1793 S 15TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-127P-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

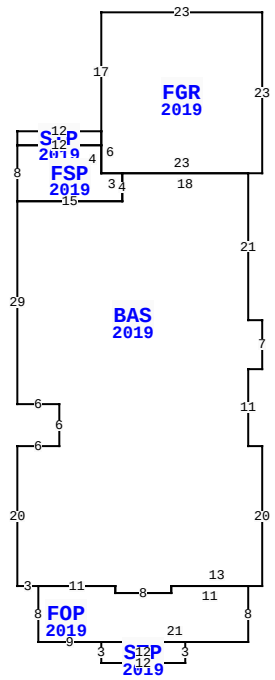
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,913	100	1,913	414,754
FGR	529	55	291	63,091
FOP	232	30	70	15,177
FSP	108	40	43	9,323
STP	24	10	2	433
STP	36	10	4	867
TOTALS	2,842		2,323	503,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,323	146.7383	220.11	511,316	2019	2019	0	0	0	1.50	98.50

1 SFR CUST - 100% - 2020 Heated Area: 1913 HX Base Yr 2020



1793 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		503,646
TOTAL MARKET OB/XF VALUE		8,585
TOTAL LAND VALUE - MARKET		157,500
TOTAL MARKET VALUE		669,731
SOH/AGL Deduction		208,655
ASSESSED VALUE		461,076
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		411,076
TOTAL JUST VALUE		669,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182995	NEW CONSTR	257,488	08/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0575	4/23/2019	WD	Q	V	01	572,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: CUSTER GERARD M & S						
2180/1395	2/23/2018	SW	Q	V	05	1,000,000
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W23 S17 STP=[YR=2019] W12 S2 FSP=[YR=2019] S8 BAS=[YR=2019] S29 E6 S6 W6 S20 E3 FOP=[YR=2019] S8 E9 STP=[YR=2019] S3 E12 N3 W12$ E21 N8 W11 S1 W8 N1 W11$ E11 S1 E8 N1 E13 N20 W2 N11 E2 N7 W2 N21 W18 S4 W15$ E15 N4 W3 N4 W12$ E12 N2$ S6 E23 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	638.00	SF	10.00	10.00	100	2019	2019	3	98	6,252	
3	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2019	2019	3	98	353	

LAND DESCRIPTION

TOTAL OB/XF 8,585

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 07/11/2019 BY DJ Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/06/2024 BY SYS