LOT 95
IN OR 322 PG 764
FOREST HILLS 2 PB 2/77

ALLEN WILLIAM J & KRISTINA
902 N 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-128B-0095-0000

BUILDING CHARACTERISTICS

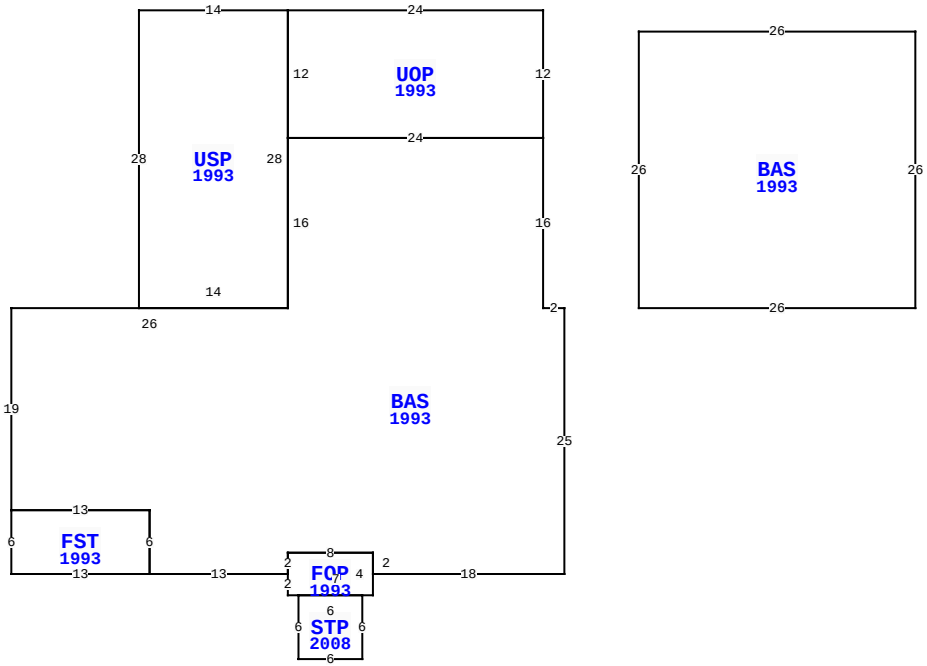
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	676	100	676	53,586
BAS	1,590	100	1,590	126,037
FOP	32	30	10	792
FST	78	55	43	3,409
STP	36	10	4	317
UOP	288	20	58	4,598
USP	392	30	118	9,354
TOTALS	3,092		2,499	198,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,499	110.8800	105.34	263,245	1973	1980	0	0	0	24.75	75.25

1 SINGLE FAM – 100% - 0 Heated Area: 2266 HX Base Yr



902 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		198,092
TOTAL MARKET OB/XF VALUE		3,956
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		427,048
SOH/AGL Deduction		283,487
ASSESSED VALUE		143,561
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,561
TOTAL JUST VALUE		427,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120396	H/AC	2,800	03/12/2012
20060195	REPAIR/RRF	3,258	01/24/2006
20010020	MECH OTHER	0	01/11/2001
5369	REPAIR/RRF	2,500	05/15/1989
2852	ADDITION	1,500	06/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0322/0764	10/01/1980	WD	Q	I		74,400
GRANTOR:						
GRANTEE:						
0159/0258	1/01/1973	WD	Q	I		34,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 N16 W24 S16 W26 S19 E13 S6 E13 N2 E8 S2 E18 N25 $
BAS=[YR=1993;ORIG=33,0] N26 W26 S26 E26 $
USP=[YR=1993;ORIG=-26,-28] W14 S28 E14 N28 $
UOP=[YR=1993;ORIG=-2,-16] N12 W24 S12 E24 $
FST=[YR=1993;ORIG=-52,19] S6 E13 N6 W13 $
STP=[YR=2008;ORIG=-25,27] S6 E6 N6 W6 $
FOP=[YR=1993;ORIG=-26,25] S2 E1 E7 N4 W8 S2 $
.

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	0	0	960.00	SF	6.50	6.50	100	1973	1973	3	24	1,498	
2	0479	VF PICKET	0	100	0	0	48.00	LF	10.00	10.00	100	2000	2000	3	52	250	
3	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	100	1991	1991	3	62	1,676	
4	0801	ASPHALT A	0	100	0	0	297.00	SF	3.00	3.00	100	1991	1991	3	50	446	
5	1242	WD DECK A	0	100	9	4	36.00	SF	10.00	10.00	100	2005	2005	3	24	86	

LAND DESCRIPTION

TOTAL OB/XF 3,956

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	75.00	202.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS