

LOT 104
FPU ESMT IN OR 1147/771
FOREST HILLS 2 PB 2/77

COOPER CHARLES B II & SUSAN S
1505 LEON STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-128B-0104-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 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
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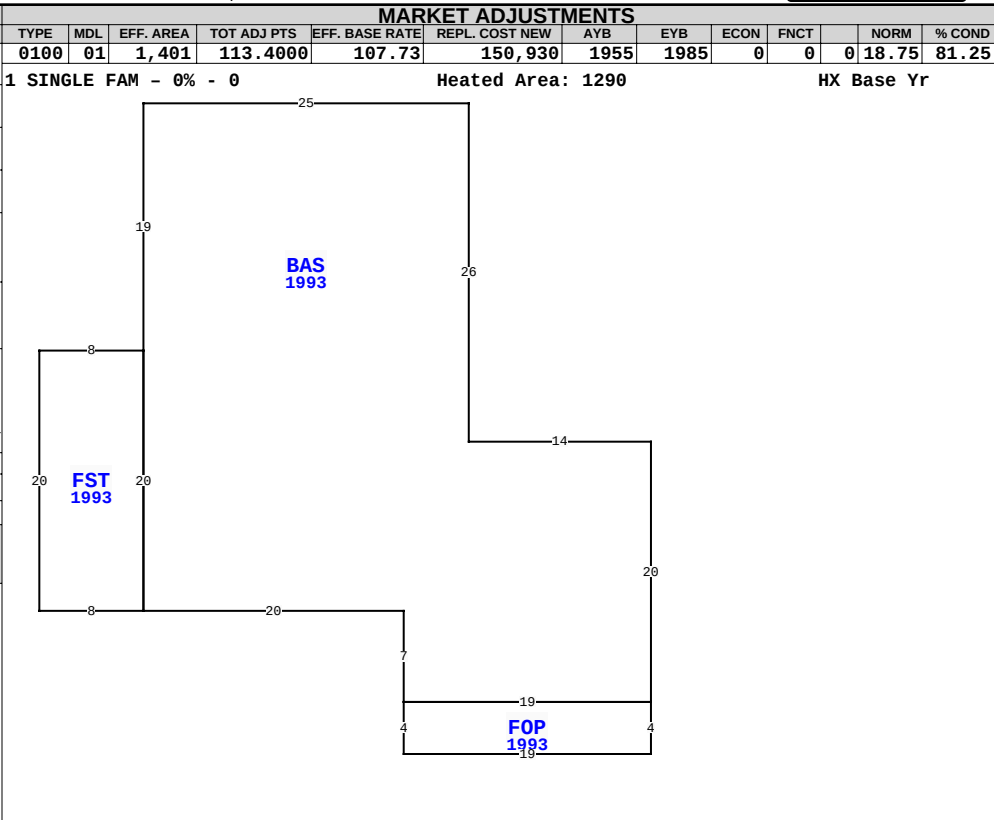
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1,290	112,915
FOP	76	30	23	2,013
FST	160	55	88	7,703

TOTALS	1,526	1,401	122,631
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	8	19	152.00	SF	6.50
3	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	700.00	SF	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	0	0006	R-1	65.00	140.00	1.00



1505 LEON ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										4,401		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
6	R-1	65.00	140.00	1.00	LT		1.00	1.00	0.90	225,000.00	202,500.00	2
Total = 2.00		Total = 140.00		Total = 200.00		Total = 2.00		Total = 1.80		Total = 405,000.00		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					122,631				
TOTAL MARKET OB/XF VALUE					4,401				
TOTAL LAND VALUE - MARKET					202,500				
TOTAL MARKET VALUE					329,532				
SOH/AGL Deduction					72,345				
ASSESSED VALUE					257,187				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					257,187				
TOTAL JUST VALUE					329,532				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					324,146				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100497	REPAIR/RRF	5,978	03/25/2010
20071257	ELEC OTHER	300	07/09/2007
20071258	OTHER	1,000	07/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/921	1/05/2024	WD	Q	I	01	550,000
GRANTOR: COOPER KATHLEEN E						
GRANTEE: COOPER CHARLES B II						
2316/1572	11/01/2019	WD	Q	I	01	215,000
GRANTOR: WALDO W ANDREW & DEST						
GRANTEE: COOPER KATHLEEN E						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 N26 W25 S19 FST=[YR=1993] W8 S20 E8 N20 \$ S20 E20 S7 FOP=[YR=1993] S4 E19 N4 W19 \$ E19 N20 \$.									