LOT 4
HIGHLAND HEIGHTS #2 PB 5/80

PICKERING JOHN H & SARA E
604 N 15TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1381-0004-0000

BUILDING CHARACTERISTICS

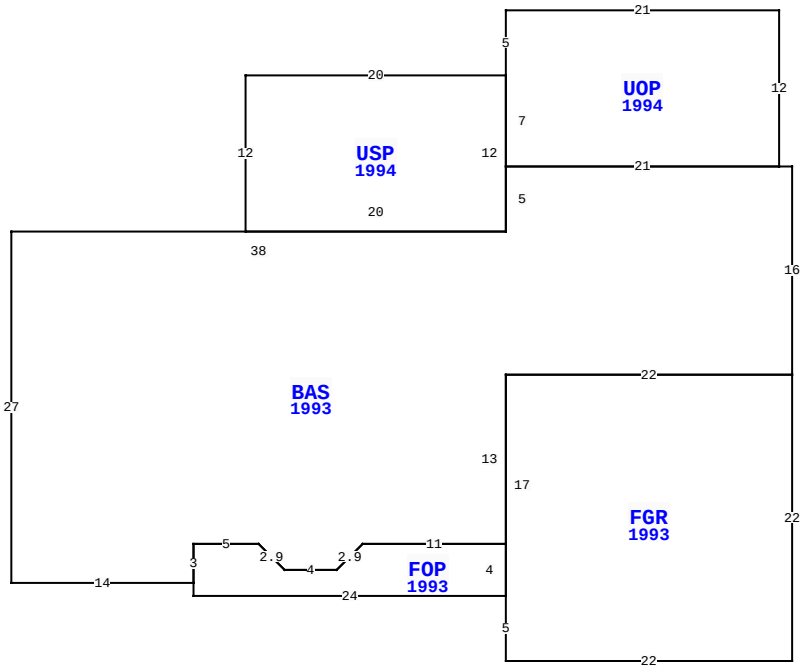
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,318	100	1,318	159,922
FGR	484	55	266	32,276
FOP	84	30	25	3,033
UOP	252	20	50	6,067
USP	240	30	72	8,736
TOTALS	2,378		1,731	210,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,731	115.9000	144.88	250,787	1986	1986	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 2022 Heated Area: 1318 HX Base Yr 2022



604 N 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,034
TOTAL MARKET OB/XF VALUE		3,703
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		488,737
SOH/AGL Deduction		121,844
ASSESSED VALUE		366,893
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		316,893
TOTAL JUST VALUE		488,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111899	H/AC	1,500	10/20/2011
20042173	REPAIR/RRF	6,000	11/18/2004
19990814	XFOB	8,010	07/12/1999
3576B	N/A	37,000	02/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/17	6/18/2024	WD	Q	I	01	575,000
GRANTOR: DALGEWICZ KIRK J & DE						
GRANTEE: PICKERING JOHN H &						
2526/0082	12/28/2021	WD	Q	I	01	435,000
GRANTOR: SLOPER MICHAEL & PATR						
GRANTEE: DALGEWICZ KIRK J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1994] N12 W21 S5 USP=[YR=1994] W20 S12 E20 N12$ S7 E21$ W21 S5 W38 S27 E14 FOP=[YR=1993] S1 E24 FGR=[YR=1993] S5 E22 N22 W22 S17 $ N4 W11 D2 L2 W4 U2 L2 W5 S3 $ N3 E5 D2 R2 E4 U2 R2 E11 N13 E22 N16 $.

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	64	3	192.00	SF	6.50	6.50	100	1986	1986	3	49.5	618	
2	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,162	
3	0810	CONCRETE A	0	100	31	5	155.00	SF	6.50	6.50	100	2000	2000	3	79	796	
4	1243	WD DECK F	0	100	8	16	128.00	SF	3.20	3.20	100	2007	2007	3	31	127	

LAND DESCRIPTION

TOTAL OB/XF 3,703

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	106.00	110.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 09/20/2022 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS