LOT 6 IN OR 792/578
HIGHLAND HEIGHTS # 2 PB 5/80

JOHNSON JOHN BAILEY
608 N 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1381-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

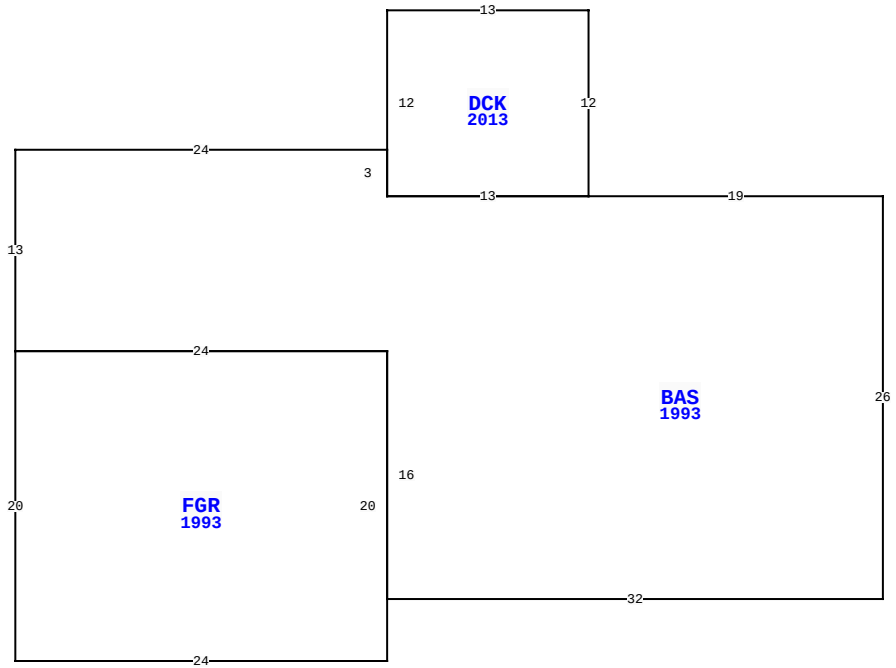
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	105,285
DCK	156	10	16	1,473
FGR	480	55	264	24,297
TOTALS	1,780		1,424	131,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,424	119.6000	113.62	161,795	1985	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 1998 Heated Area: 1144 HX Base Yr 1998



608 N 15TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,054
TOTAL MARKET OB/XF VALUE		3,559
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		359,613
SOH/AGL Deduction		245,871
ASSESSED VALUE		113,742
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		13,742
TOTAL JUST VALUE		359,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3368	NEW CONSTR	51,000	07/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0792/0578	5/05/1997	WD	Q	I		80,000
GRANTOR: HUNSUCKER JAMES D SR						
GRANTEE: JOHNSON JOHN BAILEY						
0475/0477	12/01/1985	WD	Q	I		56,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 DCK=[YR=2013] N12 W13 S12 E13 $ W13 N3 W24 S13 FGR=[YR=1993] S20 E24 N20 W24$ E24 S16 E32 N26$.

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	0811	CONCRETE B	0	100	44	17	748.00	SF	5.20	5.20	100	1985	1985	3	47	1,828	
2	1124	CB/STC 4"	0	100	0	0	243.00	SF	6.50	6.50	100	1985	1985	3	47	742	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	
4	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50	6.50	100	1998	1998	3	75	605	

LAND DESCRIPTION

TOTAL OB/XF 3,559

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	80.00	110.00	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