LOT 24
IN OR 1482/918
HIGHLAND OAKS PB 5/131

JOHNSON CATHERINE
710 N 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1385-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
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

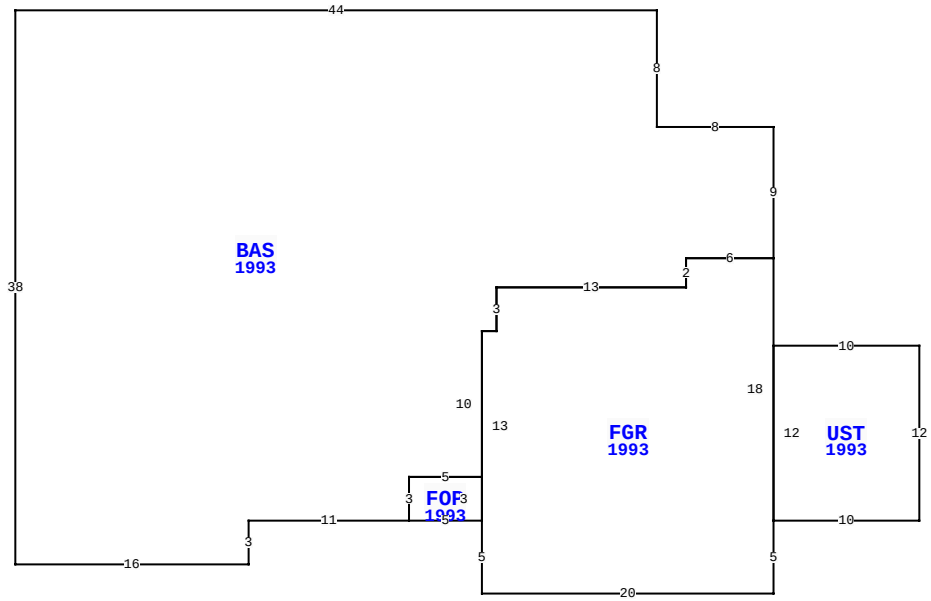
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	1,460	131,231
FGR	429	55	236	21,212
FOP	15	30	4	359
UST	120	45	54	4,854
TOTALS	2,024		1,754	157,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	109.8000	104.31	182,960	1987	1995	0	0	0	13.83	86.17

1 SINGLE FAM – 100% - 2014 Heated Area: 1460 HX Base Yr 2014



710 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		157,657
TOTAL MARKET OB/XF VALUE		7,844
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		390,501
SOH/AGL Deduction		221,430
ASSESSED VALUE		169,071
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		64,071
TOTAL JUST VALUE		390,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051723	REPAIR/RRF	3,000	05/02/2005
19990428	XFOB	1,500	05/13/1999
5631	XFOB	1,000	10/16/1989
4519	N/A	36,250	10/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/0918	3/02/2007	WD	Q	I		230,000
GRANTOR: POECHMANN LEE J & PAI						
GRANTEE: JOHNSON PETER E & C						
1338/0810	8/03/2005	WD	Q	I		210,000
GRANTOR: BENJAMIN MICHAEL C						
GRANTEE: POECHMANN LEE J & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N8 W44 S38 E16 N3 E11 FOP=[YR=1993] E5 FGR=[YR=1993] S5 E20 N5 UST=[YR=1993] E10 N12 W10 S12 $ N18 W6 S2 W13 S3 W1 S13 $ N3 W5 S3 $ N3 E5 N10 E1 N3 E13 N2 E6 N9 $.

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	1,254.00	SF	6.50	6.50	100	1987	1987	3	52	4,239	
2	1242	WD DECK A	0	100	0	0	228.00	SF	10.00	10.00	100	1989	1989	3	20	456	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
4	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1997	1997	3	73	304	
5	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1987	1987	3	52	338	
6	1076	TRELLIS A	0	100	6	12	72.00	SF	3.75	3.75	100	2006	2006	3	44	119	
7	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2006	2006	3	87	218	

LAND DESCRIPTION

TOTAL OB/XF 7,844

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	111.00	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