LOTS 35 & 36
OAK GROVE PLACE PB 3/2

NETTLES FAMILY TRUST/WILLIAMS W A TRUSTEE
1415 ATLANTIC BEACH AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1480-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

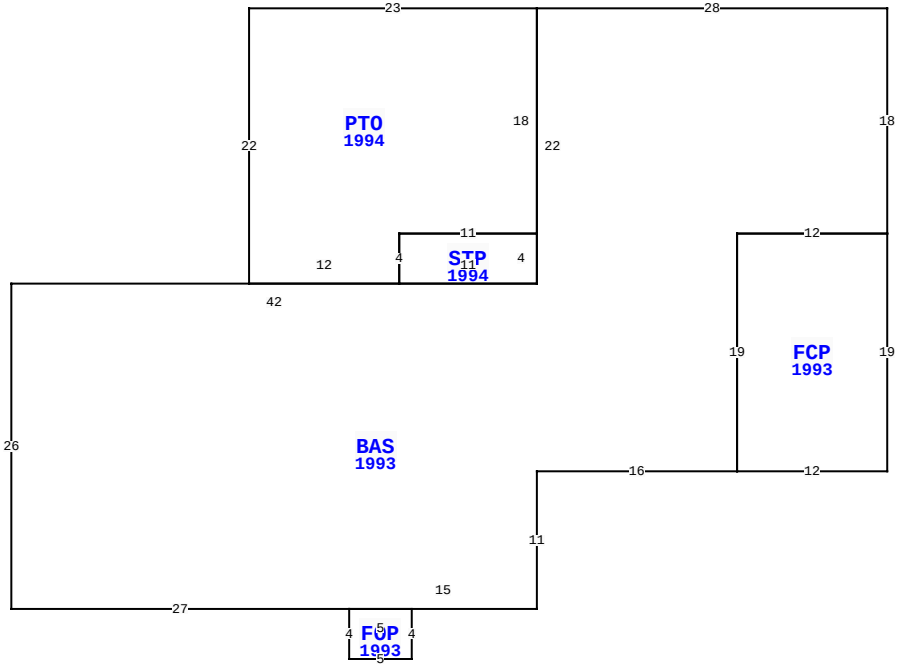
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	04	REIN CONC 100
Stories	1.	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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	1,900	136,918
FCP	228	25	57	4,107
FOP	20	30	6	432
PTO	462	5	23	1,658
STP	44	10	4	288
TOTALS	2,654		1,990	143,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,990	110.7400	105.20	209,348	1953	1980	0	0	10	21.50	68.50

1 SINGLE FAM – 0% - 0 Heated Area: 1900 HX Base Yr



23 S 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	143,403
TOTAL MARKET OB/XF VALUE	4,169
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	357,572
SOH/AGL Deduction	48,868
ASSESSED VALUE	308,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,704
TOTAL JUST VALUE	357,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/0802	3/15/2021	WD	U	I	11	100
GRANTOR: NETTLES FAMILY LAND T						
GRANTEE: NETTLES FAMILY TRUS						
2289/0742	7/01/2019	WD	Q	I	01	230,000
GRANTOR: ARSENEAU GARY WAYNE R						
GRANTEE: NETTLES FAMILY LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 PTO=[YR=1994] W23S22 E12 STP=[YR=1994] E11N4W11S4$ N4E11N18$ S22W42S26E27 FOP=[YR=1993] S4E5N4W5$ E15N11E16 FCP=[YR=1993] E12N19W12S19 $ N19E12N18$.

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	0	0	0	1,580.00	SF	6.50	6.50	100	1980	1980	3	32.5	3,338	
2	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	1980	1980	3	32.5	431	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1953	1953	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 4,169

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	0	0006	R-1	128.00	100.00	2.00	LT		1.00	1.00	0.70	150,000.00	105,000.00	210,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/06/2024 BY SYS