LOT 40
IN OR 550/1064
OAK GROVE PLACE PB 3/2

GORDON ANN B
105 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1480-0040-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

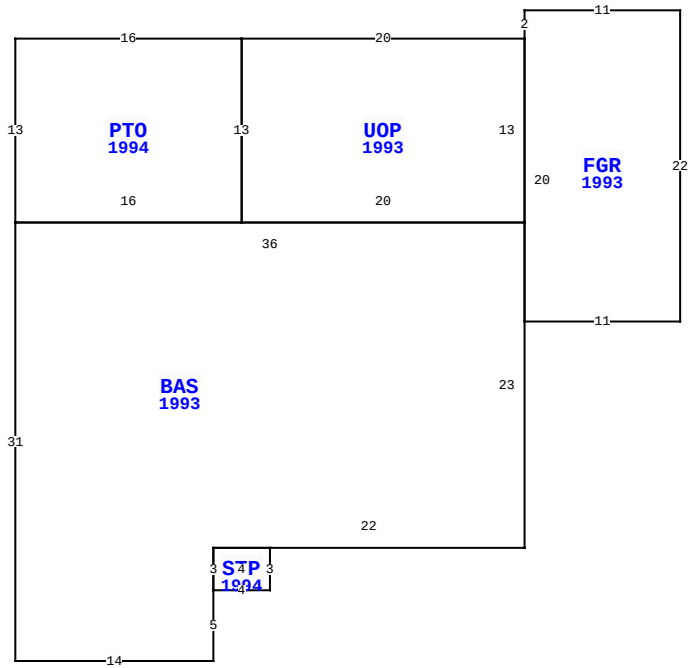
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	940	73,201
FGR	242	55	133	10,357
PTO	208	5	10	778
STP	12	10	1	78
UOP	260	20	52	4,049
TOTALS	1,662		1,136	88,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,136	101.2035	96.14	109,215	1951	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2020 Heated Area: 940 HX Base Yr 2020



105 S 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		88,464
TOTAL MARKET OB/XF VALUE		1,151
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		239,615
SOH/AGL Deduction		137,808
ASSESSED VALUE		101,807
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		46,807
TOTAL JUST VALUE		239,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053247	REPLACE SEWER LIN	1,000	12/28/2005
984671	NEW HEATER W/GAS	0	12/16/1998
983655	REPLACE 100AMP PA	0	05/04/1998
4124	REPAIR/RRF	2,340	01/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0550/1064	8/24/1988	WD	U	I	18	100

GRANTOR: HADDOCK MARY E L/E

GRANTEE: GORDON WALTER L

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 S2 UOP=[YR=1993] W20 PTO=[YR=1994] W16S13 BAS=[YR=1993] S31 E14 N5STP=[YR=1994] E4N3W4S3$ N3 E22N23 W36$ E16N13$ S13E20N13$ S20E11 N22$.

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	885.00	SF	6.50	6.50	100	1951	1951	3	20	1,151	

LAND DESCRIPTION

TOTAL OB/XF 1,151

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	65.00	100.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS