BLOCK 6 LOT 20
IN OR 1806/1 & OR 1806/20 &
OR 1806/22 & OR 1806/18 &

CARTER TERESA
85558 WILSON NECK RD
YULEE, FL 32097

2024

00-00-31-150E-0006-0200

BUILDING CHARACTERISTICS

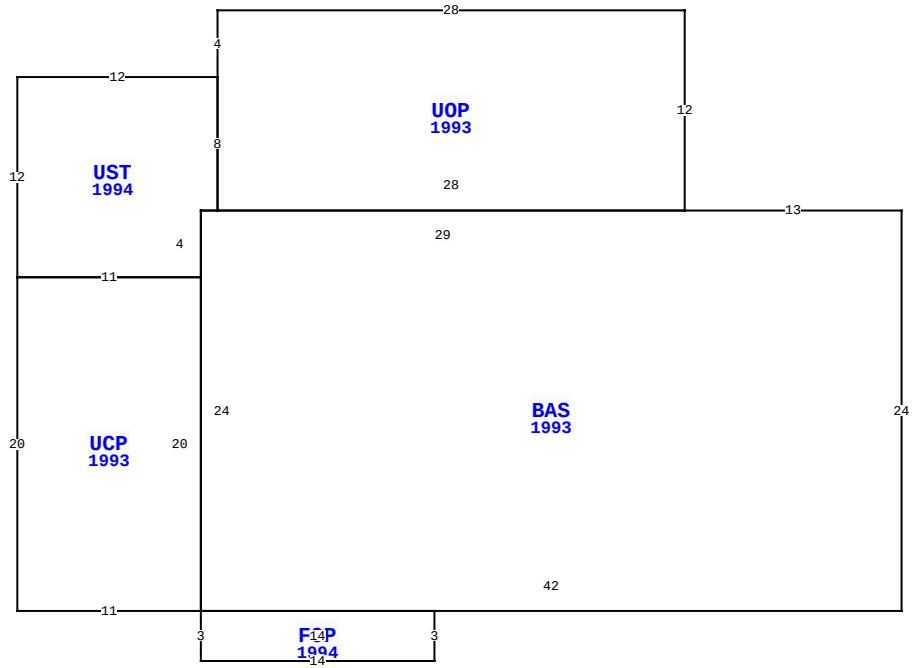
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	10	TERRAZZO 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	82,072
FOP	42	30	13	1,058
UCP	220	20	44	3,583
UOP	336	20	67	5,455
UST	140	45	63	5,129
TOTALS	1,746		1,195	97,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,195	109.1800	103.72	123,945	1956	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 0% - 0 Heated Area: 1008 HX Base Yr



508 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	97,297
TOTAL MARKET OB/XF VALUE	302
TOTAL LAND VALUE - MARKET	151,360
TOTAL MARKET VALUE	248,959
SOH/AGL Deduction	82,571
ASSESSED VALUE	166,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,388
TOTAL JUST VALUE	248,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2922	REPAIR/RRF	1,000	07/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1806/0001	2/22/2012	PR	U	I	19	300
GRANTOR: PURVIS LARRY W P/R						
GRANTEE: CARTER TERESA						
1764/0088	10/27/2011	QC	U	I	11	100
GRANTOR: PINKSTON PAUL D						
GRANTEE: CARTER TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N12 W28 S4 UST=[YR=1994] W12S12 UCP=[YR=1993] S20E11 FOP=[YR=1994] S3E14N3W14$ N20W11$ E11N4E1N8$ S8E28$ W29 S24E42 N24$.

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	232.00	SF	6.50	6.50	100	1956	1956	3	20	302	

LAND DESCRIPTION

TOTAL OB/XF 302

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	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	151,360							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 08/06/2024 BY SYS