

OUT LOT N1/2 OF W1/2 OF 1
IN OR 2235/1316
OUT LOTS

WATTS LARRY E & JANET D
20 N 15TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,065	100	2,065	171,522
FOP	139	30	42	3,489
PTO	54	5	3	249
STR	16	10	2	166
UBM	778	20	156	12,958
UCP	396	20	79	6,562
UOP	171	20	34	2,824

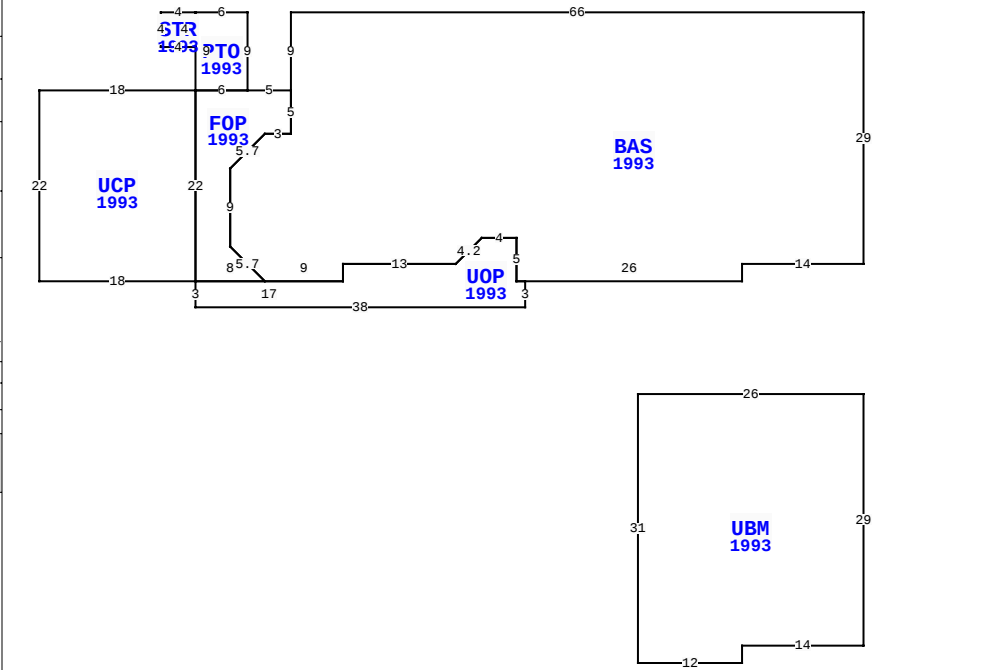
TOTALS	3,619		2,381	197,769
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	1130	REINFR 6	0 100	83	6	498.00	SF	5.75	
3	0810	CONCRETE A	0 100	0	0	1,068.00	SF	3.25	
4	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	166.00	166.00	1.00

REVIEW DATE	08/31/2022	BY	TW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,381	119.7266	149.66	356,340	1954	1954	0	0	44.50	55.50
1 SNGL FAM - 100% - 2022 Heated Area: 2065 HX Base Yr 2022											



20 N 15TH ST, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1954	1954	3	20	400	
2	1130	REINFR 6	0 100	83	6	498.00	SF	5.75	5.75	100	1954	1954	3	50	1,432	
3	0810	CONCRETE A	0 100	0	0	1,068.00	SF	3.25	3.25	100	1954	1954	3	20	694	
4	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	1954	1954	3	20	840	

TOTAL OB/XF										3,366						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-1	166.00	166.00	1.00	LT		1.00	1.00	2.00	225,000.00	450,000.00

Total Acres: 0.00	Total Land Value: 450,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		197,769	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		450,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		651,135	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		559,905	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		509,905	
TOTAL JUST VALUE		NCON VALUE		651,135	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE				642,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042262	WINDOWS REPLACMEN	7,000	12/03/2004
7216	REPAIR/RRF	7,800	07/22/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2235/1316	10/25/2018	WD	Q	I	01	360,000
GRANTOR: HARMS ROLAND PERSONAL						
GRANTEE: WATTS LARRY E & JAN						
2235/1714	10/17/2018	FJ	U	I	11	0
GRANTOR: KILCHENSTEIN KENNETH						
GRANTEE: LOTTIE DELORES MADE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UBM=[YR=1993] W26 S31E12N2E14N29\$ PTR=N15 BAS=[YR=1993] N29 W66S9 FOP=[YR=1993] W5 PTO=[YR=1993] N9W6 STR=[YR=1993] W4S4E4N4\$ S9 UCP=[YR=1993] W18S22E18 UOP=[YR=1993] S3E38N3W1N5 W4 D3 L3 W13 S2W17\$N22\$ E6\$ W6 S22E8 U4 L4 N9 U4 R4 E3N5\$ S5 W3 D4 L4 S9 D4 R4 E9N2E13 U3 R3 E4S5E26N2E14\$ S15\$.									