N100 FT OF S130 FT OF W118 FT
OF OUT LOT 3
IN OR 1199/1643

LEWELLEN KIMBERLY F/HICKS ROBERT F
120 N 15TH ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1600-0003-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 |

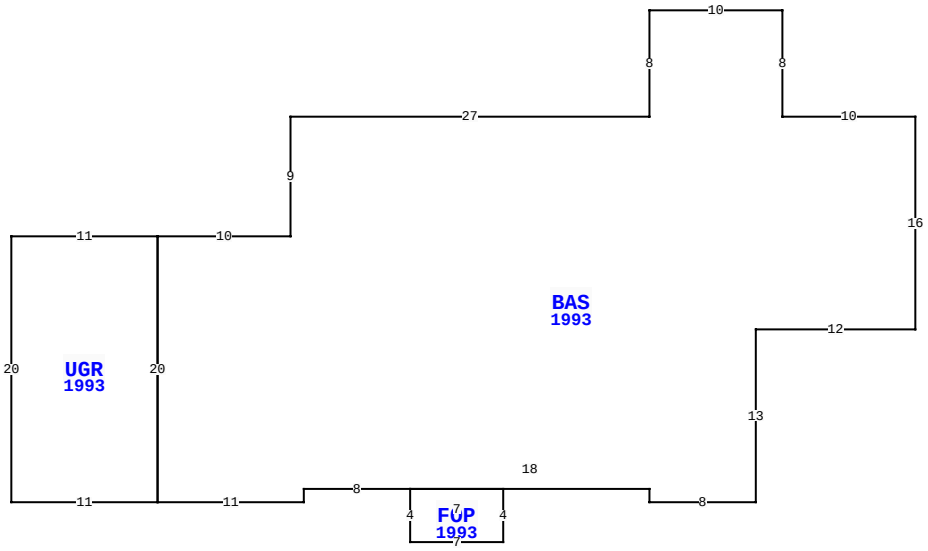
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,461 | 100 | 1,461 | 103,295 |
| FOP | 28 | 30 | 8 | 565 |
| UGR | 220 | 45 | 99 | 6,999 |
| TOTALS | 1,709 | | 1,568 | 110,860 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,568 | 103.2240 | 98.06 | 153,758 | 1950 | 1980 | 0 | 0 | 0 | 27.90 | 72.10 |

1 SINGLE FAM – 100% - 2004 Heated Area: 1461 HX Base Yr 2004




120 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 | | 110,860 |
| TOTAL MARKET OB/XF VALUE | | 4,423 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 390,283 |
| SOH/AGL Deduction | | 263,761 |
| ASSESSED VALUE | | 126,522 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 76,522 |
| TOTAL JUST VALUE | | 390,283 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 335,742 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120516 | REPAIR/RRF | 1,000 | 03/28/2012 |
| 20120514 | DEM/REBUILD CARPO | 7,700 | 01/24/2012 |
| 20080867 | H/AC | 3,500 | 05/22/2008 |
| 20060496 | REPAIR/RRF | 5,500 | 03/13/2006 |
| 5652 | REPAIR/RRF | 1,500 | 10/24/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1199/1643 | 1/06/2004 | WD | U | I | 21 | 150,000 |
| GRANTOR: OAKLEY KEITH V & DELI | | | | | | |
| GRANTEE: LEWELLEN KIMBERLY & | | | | | | |
| 0687/1377 | 9/01/1993 | WD | Q | I | | 75,000 |
| GRANTOR: VAN WAGNER DONALD | | | | | | |
| GRANTEE: OAKLEY KEITH & D D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W10 N8 W10 S8 W27 S9 W10 UGR=[YR=1993] W11 S20 E11 N20$ S20 E11 N1 E8 FOP=[YR=1993] S4 E7 N4 W7$ E18 S1 E8 N13 E12 N16$.

## 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 | 1242 | WD DECK A | 0 | 100 | 12 | 12 | 144.00 | SF | 10.00 | 10.00 | 100 | 1970 | 1970 | 3 | 20 | 288 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 204.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 265 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1950 | 1950 | 3 | 20 | 400 | |
| 4 | 0825 | BRICK | 0 | 100 | 5 | 3 | 15.00 | SF | 12.50 | 12.50 | 100 | 1950 | 1950 | 3 | 20 | 38 | |
| 5 | 0350 | CARPORT WD | 0 | 100 | 24 | 20 | 480.00 | SF | 13.00 | 13.00 | 100 | 2012 | 2012 | 3 | 55 | 3,432 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,423

| 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 | 100.00 | 118.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 275,000.00 | 275,000.00 | 275,000 | | | | | | | |

REVIEW DATE 04/18/2019 BY KW Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS