PT OF OUT LOT 12
IN OR 2179/1240
(BLK 3 LOT 7

TREXLER MONICA D
826 N 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

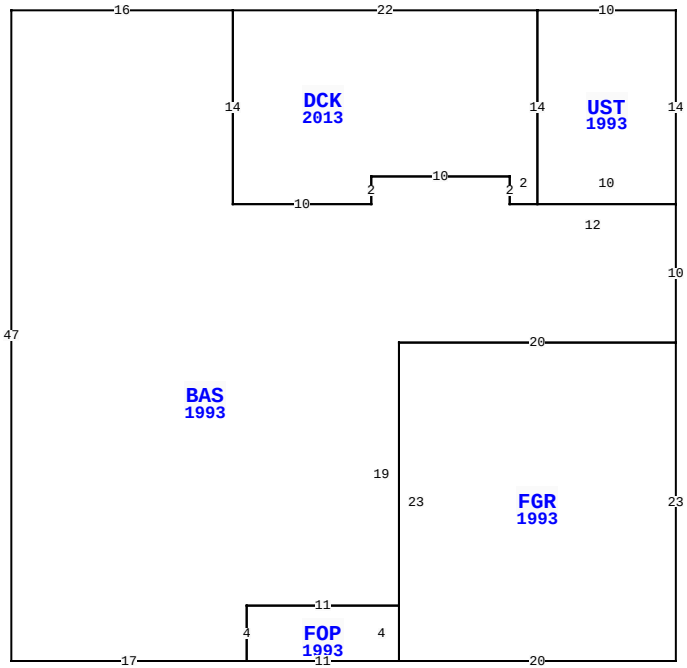
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,324	100	1,324	125,235
DCK	288	10	29	2,743
FGR	460	55	253	23,931
FOP	44	30	13	1,230
UST	140	45	63	5,959
TOTALS	2,256		1,682	159,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,682	119.6000	113.62	191,109	1974	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1324 HX Base Yr 2019



826 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		159,098
TOTAL MARKET OB/XF VALUE		1,931
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		386,029
SOH/AGL Deduction		161,160
ASSESSED VALUE		224,869
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,869
TOTAL JUST VALUE		386,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983834	REPAIR/RRF	900	06/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/1240	2/23/2018	SW	U	I	12	271,500
GRANTOR: BRECKENRIDGE PROPERTY						
GRANTEE: TREXLER MONICA D						
2136/1615	7/27/2017	QC	U	I	11	100
GRANTOR: DUKE PARTNERS II LLC						
GRANTEE: BRECKENRIDGE PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 DCK=[YR=2013] W22 BAS=[YR=1993] W16 S47 E17 FOP=[YR=1993] E11 FGR=[YR=1993] E20 N23 W20 S23 $ N4 W11 S4 $ N4 E11 N19 E20 N10 W12 N2 W10 S2 W10 N14 $ S14 E10 N2 E10 S2 E2 N14 $ S14 E10 N14 $.

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	878.00	SF	6.50	6.50	100	1974	1974	3	25	1,427	
2	0801	ASPHALT A	0	100	24	14	336.00	SF	3.00	3.00	100	1980	1980	3	50	504	

LAND DESCRIPTION

TOTAL OB/XF 1,931

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	69.00	165.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS