PT OF OUT LOT 12
IN OR 2646/1251
(BLOCK 3 LOT 5 HIGHLAND

PERALTA ALAN ROY
802 N 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

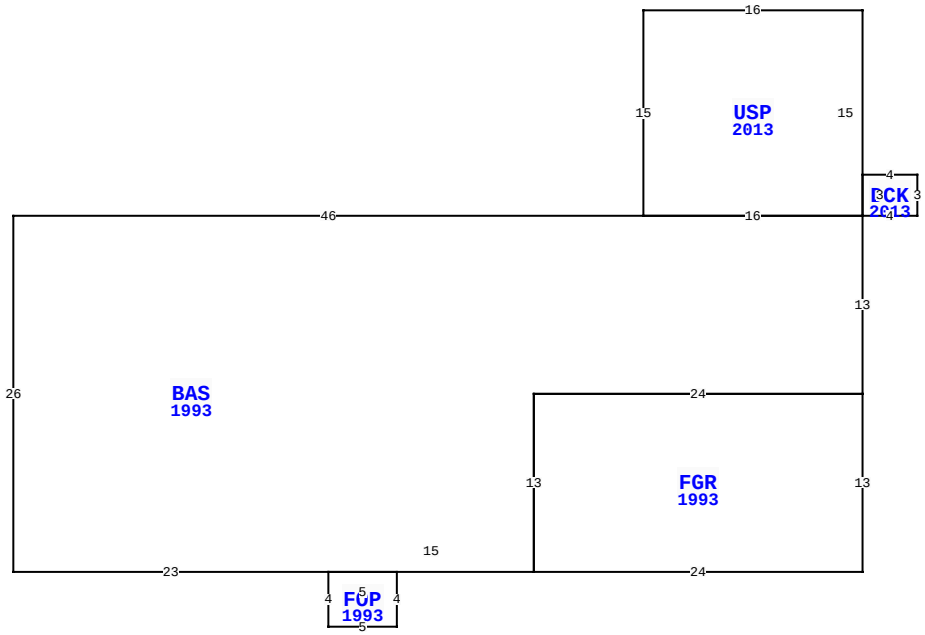
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,300	100	1,300	130,111
DCK	12	10	1	100
FGR	312	55	172	17,215
FOP	20	30	6	601
USP	240	30	72	7,206
TOTALS	1,884		1,551	155,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,551	130.8762	124.33	192,836	1968	1990	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1300 HX Base Yr 2024



802 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		155,233
TOTAL MARKET OB/XF VALUE		1,997
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		432,230
SOH/AGL Deduction		0
ASSESSED VALUE		432,230
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		377,230
TOTAL JUST VALUE		432,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142116	10X21 CPT	0	09/30/2014
20122382	METAL ROOF OVER D	2,200	11/28/2012
20122380	METAL ROOF OVER D	400	11/27/2012
20101349	WOOD FENCE	1,600	08/16/2010
20100933	H/AC	5,000	06/07/2010
20100813	14 WINDOWS REPLAC	6,895	05/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1251	6/02/2023	WD	Q	I	01	548,000
GRANTOR: GRIMALDI SALVATORE &						
GRANTEE: PERALTA ALAN ROY						
2035/0694	3/18/2016	WD	Q	I	01	180,000
GRANTOR: STAPLES STEVEN D & LE						
GRANTEE: GRIMALDI SALVATORE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2013] W16 S15 BAS=[YR=1993] W46 S26 E23 FOP=[YR=1993] S4 E5 N4 W5 $ E15 FGR=[YR=1993] E24 N13 W24 S13 $ N13 E24 N13 DCK=[YR=2013] E4 N3 W4 S3$ W16$ E16 N15$.

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	53	3	159.00	SF	6.50	6.50	100	1968	1968	3	20	207	
2	0810	CONCRETE A	0	100	56	10	560.00	SF	6.50	6.50	100	1968	1968	3	20	728	
3	0801	ASPHALT A	0	100	15	10	150.00	SF	3.00	3.00	100	1988	1988	3	50	225	
4	0855	CONC PAVER	0	100	15	6	90.00	SF	10.00	10.00	100	2012	2012	3	93	837	

LAND DESCRIPTION

TOTAL OB/XF 1,997

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	106.00	110.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 09/20/2022 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS