

PT OF OUT LOT 12
OR 2634/1434
AKA BLOCK 3 LOT 8

FERRAZZA MARY JO/RODIER GREGG H
828 N 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0012-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 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	528	100	528	41,618
FGR	528	55	290	22,858
FOP	24	30	7	552
FUS	1,100	100	1,100	86,704
TOTALS	2,180		1,925	151,732

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0 100	0	0	256.00	SF	10.00	10.00	
2	0810	CONCRETE A	0 100	0	0	1,056.00	SF	6.50	6.50	
3	0810	CONCRETE A	0 100	38	3	114.00	SF	6.50	6.50	
4	0811	CONCRETE B	0 100	0	0	819.00	SF	5.20	5.20	
5	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	
6	1242	WD DECK A	0 100	10	10	100.00	SF	13.50	13.50	
7	1242	WD DECK A	0 100	0	0	262.00	SF	10.00	10.00	
8	1126	CB/STC 8"	0 100	0	0	82.00	SF	8.00	8.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	R-1	70.00	200.00	1.00	LT

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,925	103.3900	98.22	189,074	1975	1980	0	0	0 19.75	80.25	
1 SINGLE FAM - 100% - 2024 Heated Area: 1628 HX Base Yr 2024												
828 N 15TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

TOTAL OB/XF 6,955												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	1242	WD DECK A	0 100	0	0	256.00	SF	10.00	10.00	100	1980	1980
2	0810	CONCRETE A	0 100	0	0	1,056.00	SF	6.50	6.50	100	1975	1975
3	0810	CONCRETE A	0 100	38	3	114.00	SF	6.50	6.50	100	1975	1975
4	0811	CONCRETE B	0 100	0	0	819.00	SF	5.20	5.20	100	1984	1984
5	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1990	1990
6	1242	WD DECK A	0 100	10	10	100.00	SF	13.50	13.50	100	1990	1990
7	1242	WD DECK A	0 100	0	0	262.00	SF	10.00	10.00	100	1990	1990
8	1126	CB/STC 8"	0 100	0	0	82.00	SF	8.00	8.00	100	2010	2010

TOTAL OB/XF 6,955												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0006	R-1	70.00	200.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				151,732			
TOTAL MARKET OB/XF VALUE				6,955			
TOTAL LAND VALUE - MARKET				225,000			
TOTAL MARKET VALUE				383,687			
SOH/AGL Deduction				0			
ASSESSED VALUE				383,687			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				333,687			
TOTAL JUST VALUE				383,687			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				376,976			