

W 1511/2 FT OF S 150 FT OF
OUT LOT 142
IN OR 2383/557

BLANCHARD WILLYNE REVOCABLE LIVING TRUST/CAPLEY DE
16 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0142-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1,498	134,656
FOP	83	30	25	2,247
UBM	806	20	161	14,472
UGR	775	45	349	31,372
TOTALS	3,162		2,033	182,747

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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	150.00	150.00	150.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,033	120.5400	114.51	232,799	1961	1980	0	0	21.50	78.50	
1 SINGLE FAM - 100% - 0 Heated Area: 1498 HX Base Yr												
28 51 31 26 21 3 25 4 FOF 1993 31 26 31 25 26 25 UBM 1993 UGR 1993												
16 S 15TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/25/2024 MLU												

TOTAL OB/XF 1,628												
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
FF	1	1.15	1.00	1.04	2,800.00	2,898.00	434,700					

TOTAL OB/XF 1,628												
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
FF	1	1.15	1.00	1.04	2,800.00	2,898.00	434,700					

Total Acres: 0.00 Total Land Value: 434,700 Market: 0 Agricultural: 0 Common: 434,700

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		182,747	
TOTAL MARKET OB/XF VALUE		1,628	
TOTAL LAND VALUE - MARKET		434,700	
TOTAL MARKET VALUE		619,075	
SOH/AGL Deduction		490,040	
ASSESSED VALUE		129,035	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		74,035	
TOTAL JUST VALUE		619,075	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,039	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112235	REPLACE OIL FURNA	3,867	12/19/2011
20004172	ALTER EXIST.PLUMB	0	10/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2716/1443	11/20/2023	SW U	I	11		100	
GRANTOR: BLANCHARD WILLYNE							
GRANTEE: BLANCHARD WILLYNE R							
2383/0557	8/05/2020	SW U	I	11		100	
GRANTOR: BLANCHARD WILLYNE REV							
GRANTEE: BLANCHARD ALBERT J							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W51 S28 FOP=[YR=1993] S3 E25 N5 W4 S2 W21 \$ E21 N2 E4 S5 E26 N31\$ PTR= E10 UBM=[YR=1993] E26 UGR=[YR=1993] E25 S31 W25 N31 \$ S31 W26 N31 \$ W10 \$.												

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