LOTS 12 13 14 & N 90 FT OF
LOTS 15 33 & PT OF LOT 16
IN OR 384/577 & OR 370/121 &

SIKES MARY E EST
C/O MARY ELIZABETH DOUGLAS, 145 N 15TH ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1690-0012-0000**

## BUILDING CHARACTERISTICS

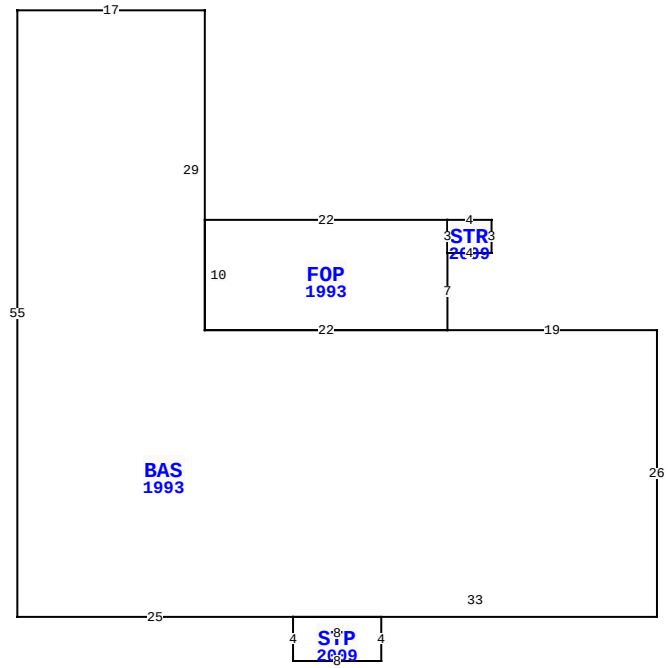
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,001 | 100 | 2,001 | 160,864 |
| FOP | 220 | 30 | 66 | 5,306 |
| STP | 32 | 10 | 3 | 241 |
| STR | 12 | 10 | 1 | 80 |
| TOTALS | 2,265 | | 2,071 | 166,491 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,071 | 107.8000 | 102.41 | 212,091 | 1977 | 1980 | 0 | 0 | 0 | 21.50 | 78.50 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2001 HX Base Yr 2023




145 N 15TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 166,491 |
| TOTAL MARKET OB/XF VALUE | | 21,394 |
| TOTAL LAND VALUE - MARKET | | 337,500 |
| TOTAL MARKET VALUE | | 525,385 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 525,385 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 470,385 |
| TOTAL JUST VALUE | | 525,385 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 518,814 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120580 | RE-ROOF | 8,985 | 04/09/2012 |
| 20100563 | REPAIR/RRF | 3,000 | 04/06/2010 |
| 20090933 | REPAIR/RRF | 3,000 | 07/16/2009 |
| 5569 | ADDITION | 25,000 | 09/05/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0384/0577 | 4/01/1983 | WD | Q | V | | 4,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 FOP=[YR=1993] N7 STR=[YR=2009] E4N3W4S3$N3 W22S10E22$ W22N29W17S55E25 STP=[YR=2009] S4E8N4 W8$ E33N26$.

## 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 | 735.00 | SF | 6.50 | 6.50 | 100 | 1977 | 1977 | 3 | 28 | 1,338 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 2,800.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 52 | 9,464 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 22 | 22 | 484.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 40 | 1,936 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 26 | 10 | 260.00 | SF | 13.00 | 13.00 | 100 | 1989 | 1989 | 3 | 20 | 676 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 30 | 38 | 1,140.00 | SF | 35.00 | 35.00 | 100 | 1989 | 1989 | 3 | 20 | 7,980 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,394

| 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 | 90.00 | 340.00 | 1.00 | LT | | 1.00 | 1.00 | 1.50 | 225,000.00 | 337,500.00 | 337,500 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/06/2024 BY SYS