BLK 254 N 38 FT OF E 100
FT OF LOT 9 & S 37 FT OF E
100 FT OF LOT 8

CHAPLIN LINDA T L/E/
1011 N 15TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0254-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

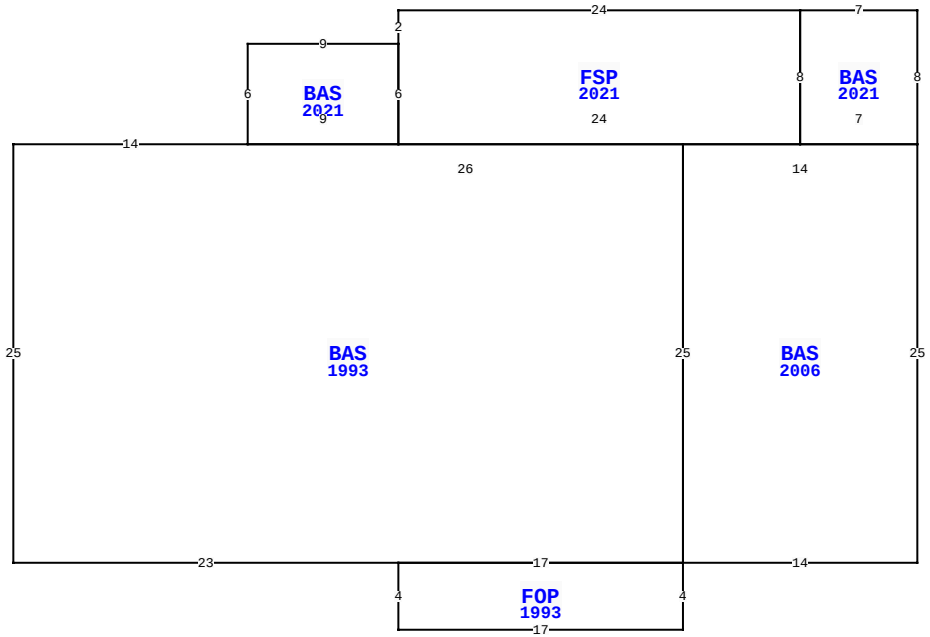
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,000	100	1,000	96,473
BAS	350	100	350	33,766
BAS	54	100	54	5,210
BAS	56	100	56	5,403
FOP	68	30	20	1,930
FSP	192	40	77	7,429
TOTALS	1,720		1,557	150,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,557	117.4020	111.53	173,652	1974	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 1989 Heated Area: 1460 HX Base Yr 1989



1011 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		150,209
TOTAL MARKET OB/XF VALUE		3,897
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		329,106
SOH/AGL Deduction		220,748
ASSESSED VALUE		108,358
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,358
TOTAL JUST VALUE		329,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200824	ADDITION	0	11/18/2020
20040232	REPAIR/RRF	3,000	02/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/540	6/29/2023	WD	U	I	11	100
GRANTOR: CHAPLIN LINDA T						
GRANTEE: SMITH CANDACE						
0558/1172	12/13/1988	WD	Q	I		48,000
GRANTOR: SAULS ROLEN E						
GRANTEE: CHAPLIN LINDA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W7 FSP=[YR=2021] W24 S2 BAS=[YR=2021] W9 S6 BAS=[YR=1993] W14 S25 E23 FOP=[YR=1993] S4 E17 N4 W17 $ E17 BAS=[YR=2006] E14 N25 W14 S25$ N25 W26$ E9 N6$ S6 E24 N8$ S8 E7 N8$.

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	51	10	510.00	SF	6.50	6.50	100	1974	1974	3	25	829	
2	0855	CONC PAVER	0	100	0	0	302.00	SF	10.00	10.00	100	2021	2021	3	99	2,990	
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1974	1974	3	25	78	

LAND DESCRIPTION

TOTAL OB/XF 3,897

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	75.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS