



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	03	PLASTER 100		
Interior Floop	14	CARPET 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		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	1,333	100	1,333	101,091
BAS	72	100	72	5,460
FCP	276	25	69	5,233
USP	210	30	63	4,778
TOTALS	1,891		1,537	116,561

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,537	106.0800	100.78	154,899	1954	1974	0	0	24.75	75.25
1 SINGLE FAM - 100% - 1988 Heated Area: 1405 HX Base Yr 1988											
721 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				116,561		
TOTAL MARKET OB/XF VALUE				3,372		
TOTAL LAND VALUE - MARKET				225,000		
TOTAL MARKET VALUE				344,933		
SOH/AGL Deduction				275,364		
ASSESSED VALUE				69,569		
TOTAL EXEMPTION VALUE		HX HB SX		69,569		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				344,933		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				340,322		

EXTRA FEATURES										XF DATE		LAND DATE				
721 N 15TH ST, FERNANDINA BEACH										INC DATE		AG DATE				
L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	1970	1970	3	21	164	
3	0810	CONCRETE A	0 100	25	8	200.00	SF	6.50	6.50	100	1970	1970	3	21	273	
4	0940	SHEDS/PORT	0 100	15	8	120.00	SF	30.00	30.00	100	1984	1984	3	20	720	
5	0810	CONCRETE A	0 100	8	12	96.00	SF	6.50	6.50	100	1970	1970	3	21	131	
6	0801	ASPHALT A	0 100	19	16	304.00	SF	3.00	3.00	100	1980	1980	3	50	456	