



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	04	REIN CONC 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	1,336	100	1,336	112,339
FEP	180	80	144	12,109
FOP	24	30	7	589
FST	676	55	372	31,280
UBM	170	20	34	2,859
UGR	660	45	297	24,974

TOTALS	3,046		2,190	184,149
--------	-------	--	-------	---------

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1957	1957	3	20	700	
2	0810	CONCRETE A	0	0	4	37	148.00	SF	6.50	6.50	100	1957	1957	3	20	192	
3	0810	CONCRETE A	0	0	19	42	798.00	SF	6.50	6.50	100	1957	1957	3	20	1,037	
4	0819	CONC 12"	0	0	5	10	50.00	SF	9.50	9.50	100	1957	1957	3	20	95	
5	0819	CONC 12"	0	0	5	8	40.00	SF	9.50	9.50	100	1957	1957	3	20	76	
6	0810	CONCRETE A	0	0	13	14	182.00	SF	6.50	6.50	100	1981	1981	3	35	414	
7	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1981	1981	3	20	40	
8	1131	REINFR	8	0	0	38	114.00	SF	6.30	6.30	100	1957	1957	3	50	359	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	109.2700	103.81	227,344	1957	1985	0	0	0	19.00	81.00
1 SINGLE FAM - 0% - 0												
Heated Area: 1336												
HX Base Yr												

201 N 15TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					184,149				
TOTAL MARKET OB/XF VALUE					2,913				
TOTAL LAND VALUE - MARKET					225,000				
TOTAL MARKET VALUE					412,062				
SOH/AGL Deduction					123,949				
ASSESSED VALUE					288,113				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					288,113				
TOTAL JUST VALUE					412,062				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					403,971				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032488	H/AC	3,000	02/10/2003
20032484	CHNGE SRVC	2,000	02/07/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2100/0889	2/08/2017	QC	U	I	11	139,600			
GRANTOR: O'KEEFE MICHAEL C									
GRANTEE: O'KEEFE MICHAEL G									
1808/0706	8/01/2012	QC	U	I	11	100			
GRANTOR: O'KEEFE MICHAEL G									
GRANTEE: O'KEEFE MICHAEL C									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W1 FEP=[YR=1993] N10 W18 S10 E18 \$ W47 S30 E22									
FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E26 N26 \$PTR= E15									
UGR=[YR=1993] E22 FST=[YR=1993] E8 UBM=[YR=1993] N10 E17 S10									
W17 \$ E18 S26 W26 N26 \$ S30 W22 N30 \$ W15 \$.									

TOTAL OB/XF									
2,913									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-1	86.00	100.00	1.00