BLOCK 261 N1/2 OF LOT 9 &
E1/2 ABANDONED ST LYING W
THEREOF IN OR 1972/150

PETRO BARBARA GLADYS DOUGLASS
203 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0261-0091

BUILDING CHARACTERISTICS

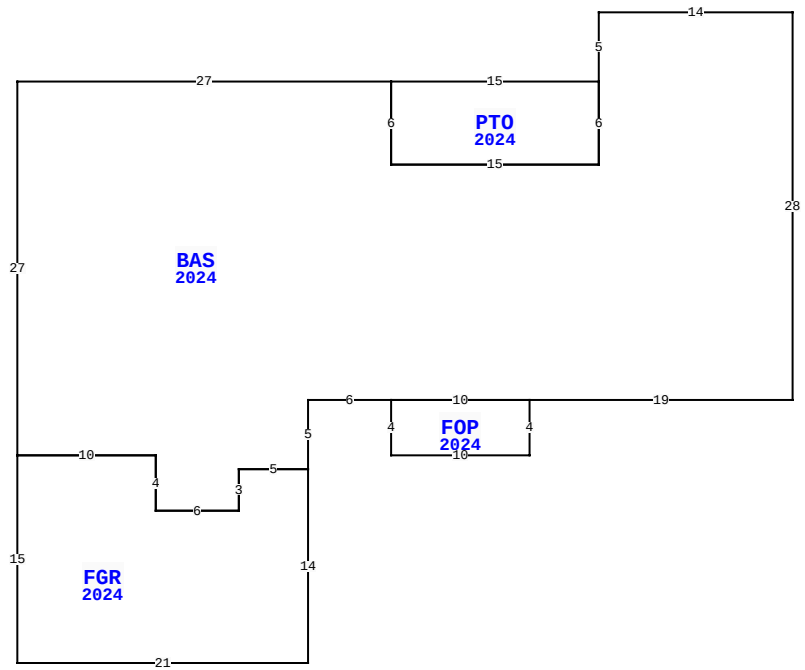
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,381	100	1,381	202,662
FGR	286	55	157	23,040
FOP	40	30	12	1,761
PTO	90	5	4	587
TOTALS	1,797		1,554	228,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,554	117.4020	146.75	228,050	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1381 HX Base Yr 2024



BLD DATE	02/14/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

203 S 15TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		228,050
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		227,040
TOTAL MARKET VALUE		455,090
SOH/AGL Deduction		0
ASSESSED VALUE		455,090
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		355,090
TOTAL JUST VALUE		455,090
NCON VALUE		228,050
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221992	NEW CONSTR	222,480	05/03/2022
20072137	H/AC	5,000	11/29/2007
20221992	PRIVATE PROVIDER		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1972/0150	3/30/2015	PR	U	V	30	100
GRANTOR: DOUGLASS JULIA WHELCH						
GRANTEE: PETRO BARBARA GLADY						
0971/1394	2/21/2001	QC	U	I	07	100
GRANTOR: PETRO BARBARA D						
GRANTEE: DOUGLASS JULIA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,0] W14 S5 S6 W15 N6 W27 S27 E10 S4 E6 N3 E5 N5 E6 E10 E19 N28 $
PTO=[YR=2024;ORIG=61,5] E15 S6 W15 N6 $
FOP=[YR=2024;ORIG=61,28] E10 S4 W10 N4 $
FGR=[YR=2024;ORIG=34,32] E10 S4 E6 N3 E5 S14 W21 N15 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	86.00	230.00	86.00	FF		1.00	1.00	1.10	2,400.00	2,640.00	227,040							

REVIEW DATE 01/31/2024 BY HS Total Acres: 0.00 Total Land Value: 227,040 Market: 0 Agricultural: 0 Common: 227,040 PRINTED 08/06/2024 BY SYS