

BLOCK 262 LOT N1/2 OF 9
IN OR 1038/1225
CITY OF FDNA BEACH

GREETIS GREGORY J
405 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0262-0091



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1011.00
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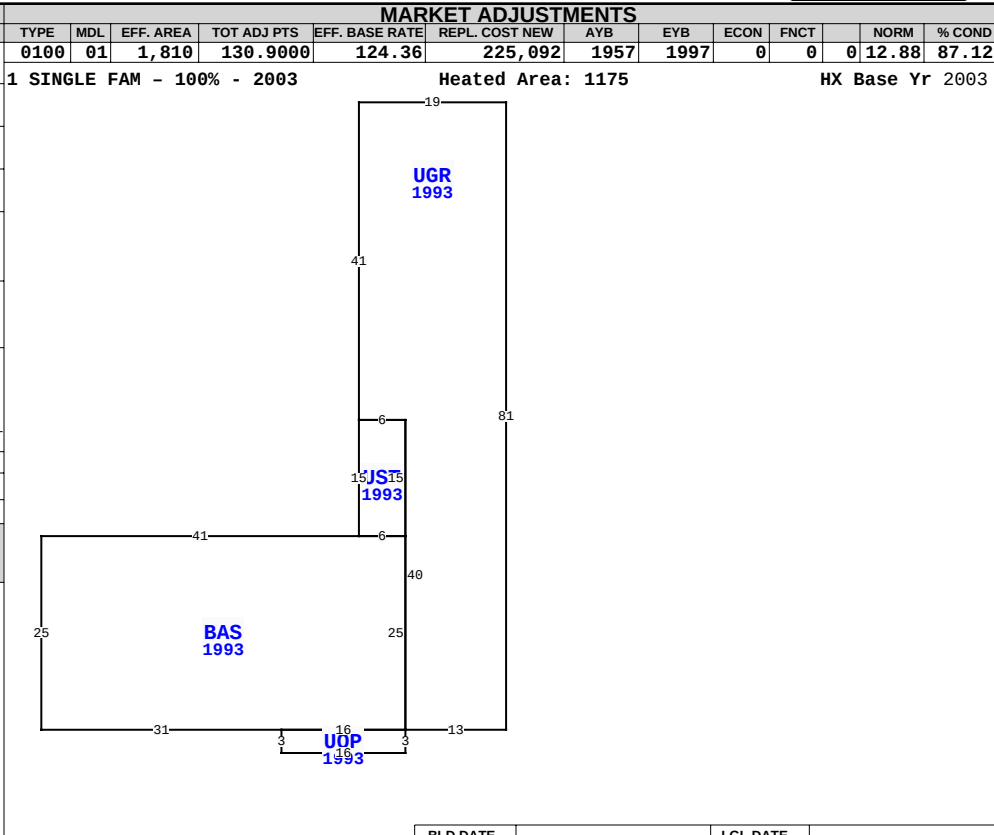
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1,175	127,302
UGR	1,299	45	585	63,381
UOP	48	20	10	1,084
UST	90	45	40	4,333
TOTALS	2,612		1,810	196,100

EXTRA FEATURES	
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	1242	WD DECK A	0	100	24	16	
2	0810	CONCRETE A	0	100	12	10	
3	0810	CONCRETE A	0	100	20	6	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							



405 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF	1,599
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REVIEW DATE	05/01/2024	BY	HS	Total Acres:	0.00	Total Land Value:	189,200	Market:	0	Agricultural:	0	Common:	189,200
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,100
TOTAL MARKET OB/XF VALUE		1,599
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		386,899
SOH/AGL Deduction		256,288
ASSESSED VALUE		130,611
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,611
TOTAL JUST VALUE		386,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0054	INSTALL 12'X20' S	0	03/14/2024
20070970	REPAIR/RRF	17,800	06/01/2007

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BUILDING NOTES
BUILDING DIMENSIONS
UGR=[YR=1993] W19 S41 UST=[YR=1993] S15 BAS=[YR=1993] W41 S25 E31 UOP=[YR=1993] S3 E16 N3 W16 \$ E16 N25 W6 \$ E6 N15 W6 \$ E6S40E13 N81\$.