BLOCK 262 E'LY 134FT OF
N1/2 OF LOT 10
CITY OF FNDA BEACH

MCKENDREE TERRY
401 S 15TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0262-0101

BUILDING CHARACTERISTICS

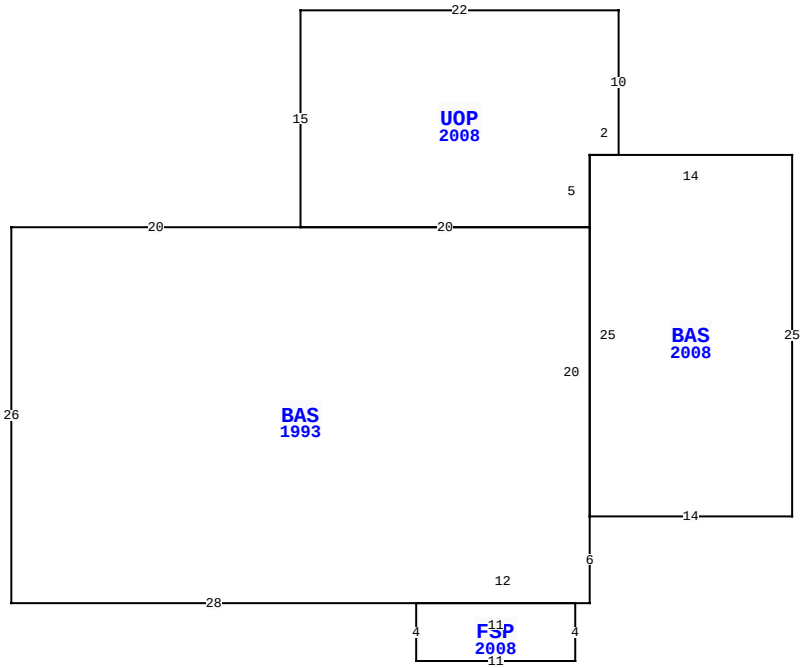
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	89,134
BAS	350	100	350	29,998
FSP	44	40	18	1,543
UOP	320	20	64	5,485
TOTALS	1,754		1,472	126,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,472	111.3840	105.81	155,752	1954	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1390 HX Base Yr 2014



401 S 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,159
TOTAL MARKET OB/XF VALUE		4,499
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		319,858
SOH/AGL Deduction		189,928
ASSESSED VALUE		129,930
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,930
TOTAL JUST VALUE		319,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091733	XFOB	2,480	12/21/2009
20090366	REPAIR/RRF	10,164	03/20/2009
20090248	REMODEL	1,200	02/25/2009
20090245	REMODEL	700	02/24/2009
20090246	REMODEL	800	02/24/2009
20090247	REMODEL	800	02/24/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0648/0326	2/04/1992	FJ	U	I	06	0

GRANTOR: MCKENDREE ETHEL G EST

GRANTEE: MCKENDREE TERRY V

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W22 S15 BAS=[YR=1993] W20 S26 E28
FSP=[YR=2008] S4 E11 N4 W11 $ E12 N6 BAS=[YR=2008] E14 N25 W14 S25$ N20 W20$ E20 N5 E2 N10$.

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	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	1980	1980	3	20	2,688	
2	1243	WD DECK F	0	100	12	16	192.00	SF	8.00	8.00	100	1998	1998	3	20	307	
3	1243	WD DECK F	0	100	4	10	40.00	SF	8.00	8.00	100	1998	1998	3	20	64	
4	0940	SHEDS/PORT	0	100	0	0	120.00	SF	30.00	30.00	100	2009	2009	3	40	1,440	

LAND DESCRIPTION

TOTAL OB/XF 4,499

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	86.00	134.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 06/16/2020 BY DJA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS