



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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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	1,723	100	1,723	139,032
BAS	224	100	224	18,075
FCP	243	25	61	4,922
FOP	56	30	17	1,372
FSP	312	40	125	10,087
FST	120	55	66	5,326

TOTALS	2,678		2,216	178,814
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20
2	0811	CONCRETE B	0	100	0	0	884.00	SF	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	25.20
6	0940	SHEDS/PORT	0	100	11	23	253.00	SF	25.20
7	0940	SHEDS/PORT	0	100	24	12	288.00	SF	25.20
8	0681	POLE SHED	0	100	18	11	198.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	86.00	230.00	86.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,216	104.8600	99.62	220,758	1960	1985	0	0	0	19.00	81.00	
1 SINGLE FAM - 100% - 0 Heated Area: 1947 HX Base Yr													
701 S 15TH ST, FERNANDINA BEACH													
BLD DATE: 03/18/2024 MLU													

TOTAL OB/XF 25,279													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	1980	1980
2	0811	CONCRETE B	0	100	0	0	884.00	SF	5.20	5.20	100	1984	1984
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2007	2007
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	25.20	25.20	100	1998	1998
6	0940	SHEDS/PORT	0	100	11	23	253.00	SF	25.20	25.20	100	1998	1998
7	0940	SHEDS/PORT	0	100	24	12	288.00	SF	25.20	25.20	100	1998	1998
8	0681	POLE SHED	0	100	18	11	198.00	SF	15.00	15.00	100	1983	1983

TOTAL OB/XF 25,279													
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
1	000100	C	SFR	100		R-1	86.00	230.00	86.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		178,814	
TOTAL MARKET OB/XF VALUE		25,279	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		393,293	
SOH/AGL Deduction		256,605	
ASSESSED VALUE		136,688	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		81,688	
TOTAL JUST VALUE		393,293	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,209	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100144	H/AC	7,000	01/28/2010
20060705	SWIM POOL	10,000	04/04/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2473/1861	6/21/2021	LE U	I	I	11
GRANTOR: PRATT LOREN H L/E					
GRANTEE: PRATT RANDY H & JOH					
1927/1697	7/07/2014	QC U	I	I	11
GRANTOR: PRATT LOREN H					
GRANTEE: PRATT LAWRENCE JAME					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W30 N10 FST=[YR=2008] E8 N15 W8 FSP=[YR=2008] N12 W26 S12 BAS=[YR=2008] W4 S28 FCP=[YR=1993] S21 E11 N25 W3 S4 W8 \$ E8 N28 W4 \$ E26 \$ S15 \$ N15 W22 S24 E3 S25 E2 FOP=[YR=1993] S4 E14 N4 W14 \$ E 47 N24 \$.									