LOT 3
IN OR 1582/891
AZALEA TERRACE 1 PB 3/63

CARRILLO CARMEN G
618 SOUTH 15TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1080-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

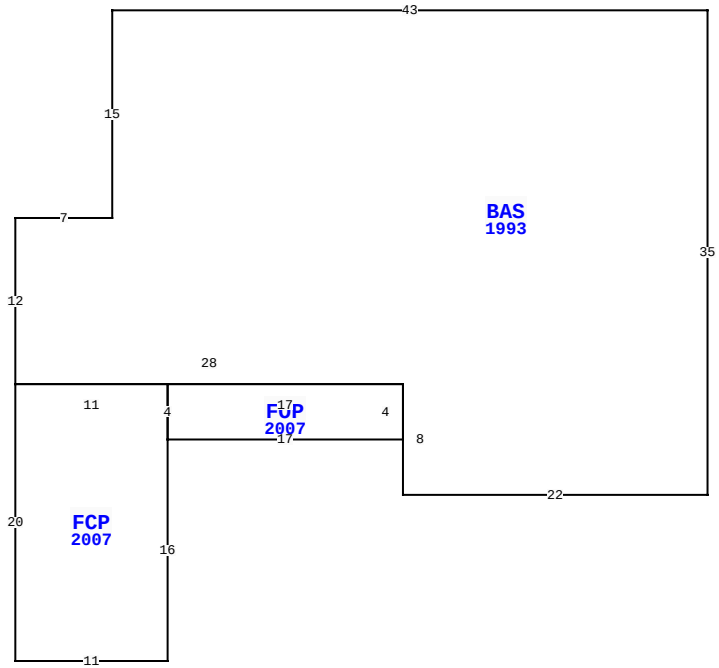
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1993	1,421	135,658
FCP	220	25	2007	55	5,251
FOP	68	30	2007	20	1,909
TOTALS	1,709			1,496	142,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	114.4000	114.40	171,142	1959	1990	0	0	0	16.55	83.45

1 SINGLE FAM – 100% - 2009 Heated Area: 1421 HX Base Yr 2009



618 S 15TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,818
TOTAL MARKET OB/XF VALUE		6,312
TOTAL LAND VALUE - MARKET		151,360
TOTAL MARKET VALUE		300,490
SOH/AGL Deduction		202,511
ASSESSED VALUE		97,979
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,257
TOTAL JUST VALUE		300,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053027	REMODEL	3,000	11/15/2005
20032867	H/AC	3,000	04/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1582/0891	8/27/2008	WD	Q	I		158,000
GRANTOR: CASSADY LINDA J						
GRANTEE: CARRILLO CARMEN G						
1402/1876	4/10/2006	WD	Q	I		156,500
GRANTOR: HAIR EDWARD O & MARTH						
GRANTEE: CASSADY WILLIAM M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 S15 W7 S12 FCP=[YR=2007] S20 E11 N16
FOP=[YR=2007] E17 N4 W17 S4$ N4 W11$ E28 S8 E22 N35$.

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	0810	CONCRETE A	0	100	8	44	352.00	SF	6.50	6.50	100	1954	1954	3	20	458	
2	0810	CONCRETE A	0	100	4	42	168.00	SF	6.50	6.50	100	1984	1984	3	41	448	
3	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	1983	1983	3	38	79	
4	0810	CONCRETE A	0	100	11	18	198.00	SF	6.50	6.50	100	1983	1983	3	38	489	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1984	1984	3	20	960	
6	0810	CONCRETE A	0	100	0	0	1,455.00	SF	6.50	6.50	100	1984	1984	3	41	3,878	

LAND DESCRIPTION

TOTAL OB/XF 6,312

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	RES	100		R-1	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	151,360							

REVIEW DATE 06/03/2019 BY DJA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 07/30/2025 BY SYS