LOT 4 IN OR 1046/1213
AZALEA TERRACE #1 PB 3/63

ANDREWS WALTER F
95366 ARBOR LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1080-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

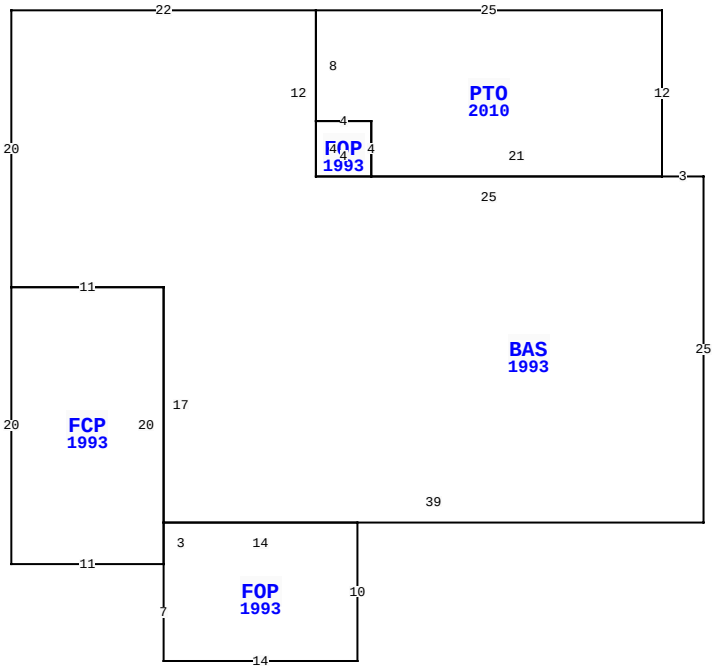
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	1993	1,327	117,313
FCP	220	25	1993	55	4,862
FOP	16	30	1993	5	442
FOP	140	30	1993	42	3,713
PTO	284	5	2010	14	1,237
TOTALS	1,987			1,443	127,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,443	109.8240	109.82	158,470	1960	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1327 HX Base Yr



626 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	127,568
TOTAL MARKET OB/XF VALUE	3,031
TOTAL LAND VALUE - MARKET	151,360
TOTAL MARKET VALUE	281,959
SOH/AGL Deduction	64,023
ASSESSED VALUE	217,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,936
TOTAL JUST VALUE	281,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041035	H/AC	4,000	06/07/2004
3357	REPAIR/RRF	1,500	04/09/1985
2752	XFOB	2,000	06/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1046/1213	3/27/2002	WD	Q	I	01	40,000

GRANTOR: ANDREWS WALTER P/R FO
GRANTEE: ANDREWS WALTER F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 PTO=[YR=2010] N12W25S8 FOP=[YR=1993] S4E4N4W4$ E4S4E21$ W25 N12 W22 S20 FCP=[YR=1993] S20E11 FOP=[YR=1993] S7E14N10W14S3$ N20W11$ E11S17E39N25$.

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	0	24	12	288.00	SF	6.50	6.50	100	1984	1984	3	41	768	
2	0810	CONCRETE A	0	0	51	8	408.00	SF	6.50	6.50	100	1984	1984	3	41	1,087	
3	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	1984	1984	3	20	960	
4	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1984	1984	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 3,031

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	0	0006	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 07/30/2025 BY SYS