LOT 8
AZALEA TERRACE 1 PB 3/63

SWAN CAROL A
716 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1080-0008-0000

BUILDING CHARACTERISTICS

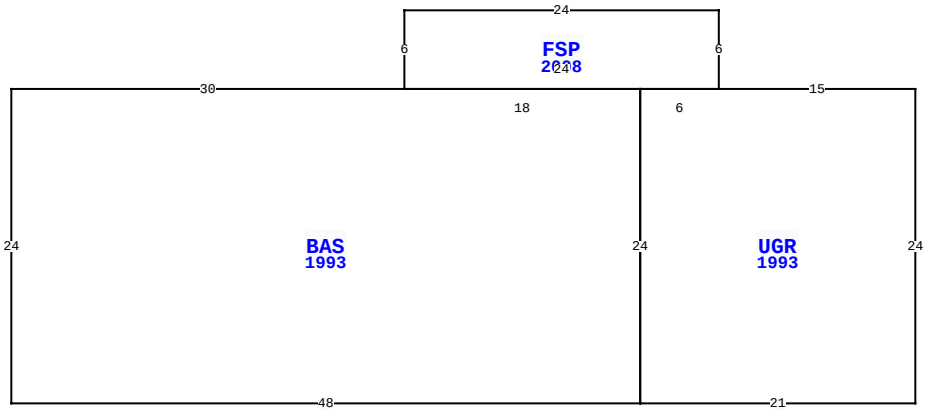
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,152	100	1993	1,152	135,418
FSP	144	40	2008	58	6,818
UGR	504	45	1993	227	26,684
TOTALS	1,800			1,437	168,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,437	129.8856	129.89	186,652	1960	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



716 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	168,920
TOTAL MARKET OB/XF VALUE	24,442
TOTAL LAND VALUE - MARKET	151,360
TOTAL MARKET VALUE	344,722
SOH/AGL Deduction	0
ASSESSED VALUE	344,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	344,722
TOTAL JUST VALUE	344,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061809	REPLACE SEWER LIN	675	07/31/2006
B8982	SWIM POOL	9,200	04/07/1995
8190	REPAIR/RRF	2,000	03/10/1994
7614	REPAIR/RRF	3,000	03/31/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1139	4/13/2021	WD	Q	I	01	392,500
GRANTOR: DIAL KEITH ET AL						
GRANTEE: SWAN CAROL A						
1930/0615	6/18/2014	WD	U	I	11	100
GRANTOR: DIAL KEITH						
GRANTEE: DIAL KEITH TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W15 FSP=[YR=2008] N6 W24 S6 BAS=[YR=1993] W30 S24 E48 N24 W18 $ E24 $ W6 S24 E21 N24 $.

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	0940	SHEDS/PORT	0	0	12	20	240.00	SF	18.30	18.30	100	1994	1994	3	20	878	
2	0861	POOL GUNIT	0	0	18	36	648.00	SF	85.00	85.00	100	1995	1995	3	20	11,016	
3	0845	KOOL DECK	0	0	0	0	866.00	SF	7.25	7.25	100	1995	1995	3	68	4,269	
4	0810	CONCRETE A	0	0	0	0	1,464.00	SF	6.50	6.50	100	2007	2007	3	87	8,279	

LAND DESCRIPTION

TOTAL OB/XF 24,442

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 07/30/2025 BY SYS