LOT 9
IN OR 1972/1725
AZALEA TERRACE 1 PB 3/63

THRIFT BARBARA A
726 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1080-0009-0000

BUILDING CHARACTERISTICS

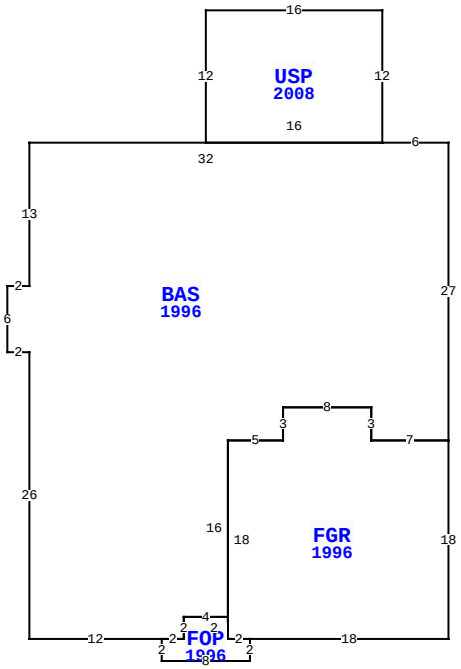
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,330	100	1996	1,330	128,312
FGR	384	55	1996	211	20,356
FOP	24	30	1996	7	676
USP	192	30	2008	58	5,596
TOTALS	1,930			1,606	154,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,606	111.7920	111.79	179,535	1996	1996	0	0	0	13.70	86.30

1 SINGLE FAM – 100% - 2016 Heated Area: 1330 HX Base Yr 2016



726 S 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,939
TOTAL MARKET OB/XF VALUE		5,105
TOTAL LAND VALUE - MARKET		151,360
TOTAL MARKET VALUE		311,404
SOH/AGL Deduction		164,424
ASSESSED VALUE		146,980
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,258
TOTAL JUST VALUE		311,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060755	H/AC	2,900	04/13/2006
B969592	NEW CONSTR	65,872	02/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1972/1725	4/01/2015	WD	Q	I	01	125,500
GRANTOR: DOYLE BRIAN FRANCIS &						
GRANTEE: THRIFT BARBARA A						
0854/1414	11/05/1998	WD	Q	I		99,000
GRANTOR: JONES DWAYNE L & DENI						
GRANTEE: DOYLE BRIAN FRANCIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W6 USP=[YR=2008] N12 W16 S12 E16$ W32 S13 W2 S6 E2 S26 E12 FOP=[YR=1996] S2 E8 N2 FGR=[YR=1996] E18 N18 W7 N3 W8 S3 W5 S18 E2$ W2 N2 W4 S2 W2$ E2 N2 E4 N16 E5 N3 E8 S3 E7 N27$.

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	0	0	1,002.00	SF	6.50	6.50	100	1996	1996	3	70	4,559	
2	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1996	1996	3	70	546	

LAND DESCRIPTION

TOTAL OB/XF 5,105

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