LOT 10
AZALEA TERRACE #1 PB 3/66

AUGUSTINE BRANDY M & JOHN
732 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1080-0010-0000

BUILDING CHARACTERISTICS

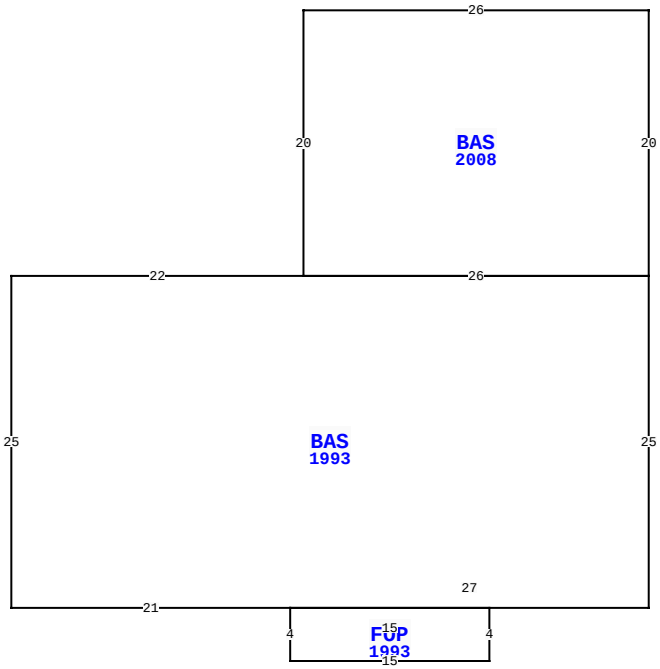
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,200	100	1993	1,200	120,715
BAS	520	100	2008	520	52,310
FOP	60	30	1993	18	1,811
TOTALS	1,780			1,738	174,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	112.3100	112.31	195,195	1961	2003	0	0	0	10.43	89.57

1 SINGLE FAM – 100% - 2024 Heated Area: 1720 HX Base Yr 2024



732 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		174,836
TOTAL MARKET OB/XF VALUE		18,906
TOTAL LAND VALUE - MARKET		151,360
TOTAL MARKET VALUE		345,102
SOH/AGL Deduction		0
ASSESSED VALUE		345,102
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,380
TOTAL JUST VALUE		345,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0813	KITCHEN REMODEL	10,000	01/17/2025
20071317	XFOB	2,900	07/16/2007
20041879	H/AC	3,000	10/15/2004
991352	REPAIR/RRF	1,940	10/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1612	6/28/2022	WD	Q	I	02	450,000
GRANTOR: CUTSHAW ERIN S &						
GRANTEE: AUGUSTINE BRADY MAR						
2541/0667	2/17/2022	FJ	U	I	11	0
GRANTOR: LITTLE LINDA JEAN EST						
GRANTEE: CUTSHAW ERIN S & KR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S20 BAS=[YR=1993] W22 S25 E21 FOP=[YR=1993] S4 E15 N4 W15 $ E27 N25 W26 $ E26 N20 $.

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	0476	VF 6 SBPL	0	100	0	0	298.00	LF	32.00	32.00	100	2022	2022	3	98	9,345	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
3	0855	CONC PAVER	0	100	0	0	925.00	SF	10.00	10.00	100	2019	2019	3	97	8,973	

LAND DESCRIPTION

TOTAL OB/XF 18,906

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 07/30/2025 BY SYS