LOT 15
IN OR 1902/1682
COOPER TERRACE PB 3/15

NICOLL GARY
30 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1220-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

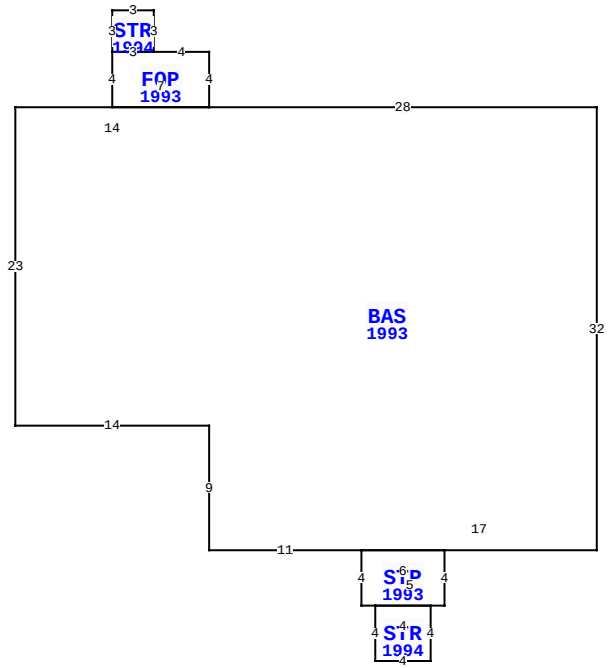
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,218	100	1993	1,218	118,460
FOP	28	30	1993	8	778
STP	24	10	1993	2	195
STR	9	10	1994	1	97
STR	16	10	1994	2	195
TOTALS	1,295			1,231	119,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,231	113.4200	113.42	139,620	1951	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2025 Heated Area: 1218 HX Base Yr 2025



30 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 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		119,724
TOTAL MARKET OB/XF VALUE		17,730
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		347,454
SOH/AGL Deduction		206,005
ASSESSED VALUE		141,449
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,727
TOTAL JUST VALUE		347,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211863	CARPORT	0	04/11/2022
20210720	REPAIR/RRF	0	09/01/2021
20051242	UTILITY SHED	2,000	02/14/2005
969568	RE-ROOF	1,725	02/01/1996
380	H/AC	2,000	06/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1902/1682	1/30/2014	SW	U	I	12	115,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: NICOLL GARY						
1845/1521	3/18/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=1993] N4 W4 STR=[YR=1994] N3W3S3E3$ W3S4E7$ W14 S23E14S9E11STP=[YR=1993] S4E1 STR=[YR=1994] S4E4N4W4$E5N4W6$E17N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1951	1951	3	20	700	
2	0810	CONCRETE A	0	100	0	0	287.00	SF	6.50	6.50	100	1951	1951	3	20	373	
3	0810	CONCRETE A	0	100	0	0	691.00	SF	6.50	6.50	100	1981	1981	3	32.5	1,460	
4	0940	SHEDS/PORT	0	100	0	0	50.00	SF	30.00	30.00	100	2022	2022	3	93	1,395	
5	0351	CARPORT MT	0	100	0	0	110.00	SF	10.00	10.00	100	2022	2022	3	93	1,023	
6	0855	CONC PAVER	0	100	0	0	1,844.00	SF	7.00	7.00	100	2022	2022	3	99	12,779	

LAND DESCRIPTION

TOTAL OB/XF 17,730

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	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	210,000							

REVIEW DATE 05/11/2022 BY DJ Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS