

DRYDEN EDGAR C JR & STOECKER DIANE B REV TRUST/DRY
PO BOX 475
SECRETARY, MD 21664

00-00-31-1240-0002-0190

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD												
Exterior Wall	15	CONC BLOCK 100		0100	01	864	105.8400	105.84	91,446	1959	1959	0	0	0	34.75	65.25	Tax Group: 2		Tax Dist:										
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0												Heated Area: 864		HX Base Yr		BUILDING MARKET VALUE		72,343							
Roof Cover	12	MODULAR MT 100		24 36 BAS 1993 36 24												TOTAL MARKET OB/XF VALUE		531											
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET		180,000											
Interior Floo	05	ASPH TILE 80														TOTAL MARKET VALUE		252,874											
Interior Floo	14	CARPET 20														SOH/AGL Deduction		47,891											
Air Condition	03	CENTRAL 100														ASSESSED VALUE		204,983											
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE		0											
Bedrooms		3 100														BASE TAXABLE VALUE		204,983											
Bathrooms		1 100														TOTAL JUST VALUE		252,874											
Bathrooms		1 100														NCON VALUE		0											
Frame	03	MASONRY 100														INCOME VALUE													
Stories	1.	1. 100		PREVIOUS YEAR MKT VALUE		244,577																							
Units	0	0 100		24 36 BAS 1993 36 24																									
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		1007.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR																			TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	864	100	1993																			864	59,669						
TOTALS		864																				864		59,669					
EXTRA FEATURES										1135 N 15TH ST, FERNANDINA BEACH																			
L N	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	12	12		144.00 SF	6.50	6.50	100	1980	1980	3	30	281													
2	0810	CONCRETE A	0	0	10	4		40.00 SF	6.50	6.50	100	2017	2017	3	96	250													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75.00	190.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000												
REVIEW DATE 09/19/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS																													

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