BLOCK 3 LOT 1 &
S'LY 45 FT OF LOT 2
IN OR 2258/1800

JAMNIK FAMILY REV LVG TRUST/JAMNIK LAURA E TRUSTEE
1102 NORTH 15TH ST
FERNANDINA BEACH, FL 32034-3135

2025

00-00-31-1240-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

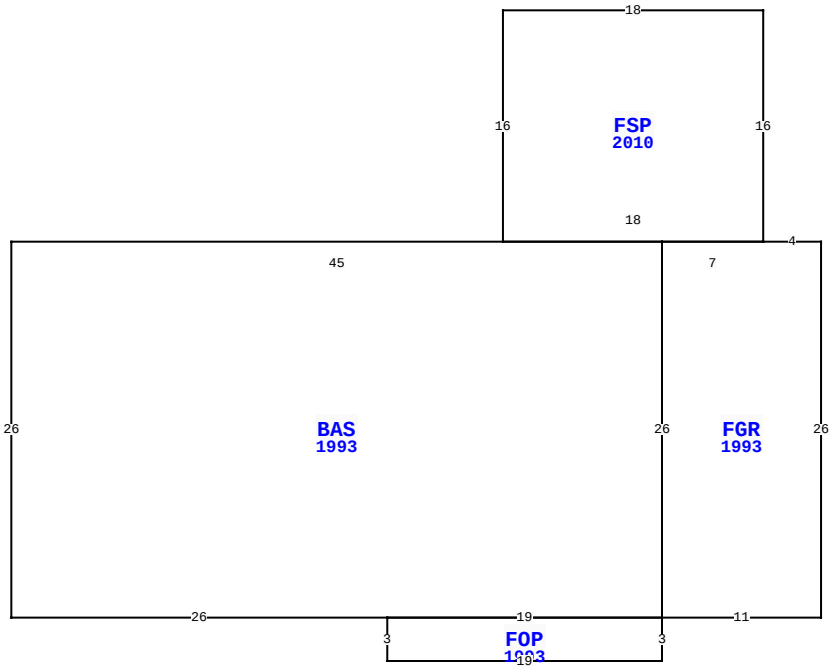
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	Quality Level 06
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	1,170	100	1993	1,170	141,161
FGR	286	55	1993	157	18,943
FOP	57	30	1993	17	2,051
FSP	288	40	2010	115	13,874
TOTALS	1,801			1,459	176,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,459	134.4258	134.43	196,133	1974	2005	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1170 HX Base Yr 2019



1102 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,029
TOTAL MARKET OB/XF VALUE		885
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		356,914
SOH/AGL Deduction		143,345
ASSESSED VALUE		213,569
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,847
TOTAL JUST VALUE		356,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190259	SCRN ROOM	0	04/18/2019
20110768	H/AC	3,200	05/19/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/1800	1/09/2019	QC	U	I	11	100
GRANTOR: JAMNIK LAURA E						
GRANTEE: JAMNIK FAMILY REV L						
2092/0846	12/20/2016	WD	Q	I	01	226,500
GRANTOR: ISLE AMELIA HOLDING L						
GRANTEE: JAMNIK LAURA E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W4 FSP=[YR=2010] N16W18S16 E18$ W7
BAS=[YR=1993] W45S26 E26 FOP=[YR=1993] S3E19N3W19$ E19N26$
S26E11N26$.

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	62	8	496.00	SF	6.50	6.50	100	1974	1974	3	24	774	
2	0810	CONCRETE A	0	100	0	0	71.00	SF	6.50	6.50	100	1974	1974	3	24	111	

LAND DESCRIPTION

TOTAL OB/XF 885

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	102.00	133.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 09/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS