BLOCK 3 LOT 3 & N25 FT LOT 2
IN OR 2196/1216
EGAN MEADOWS 1 PB 3/45

GRANT WILLIAM G
1108 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

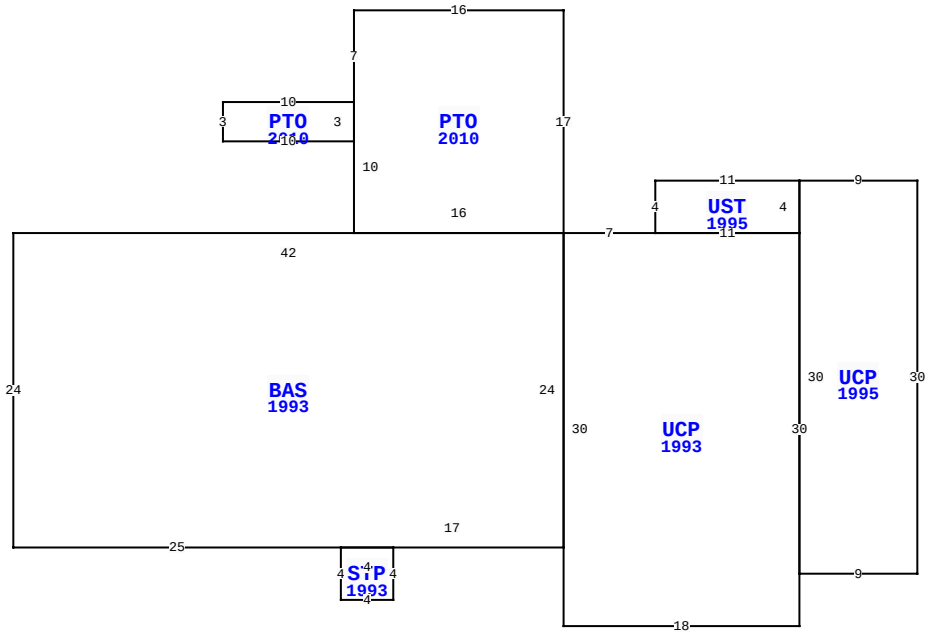
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	97,443
PTO	30	5	2010	2	193
PTO	272	5	2010	14	1,354
STP	16	10	1993	2	193
UCP	540	20	1993	108	10,440
UCP	270	20	1995	54	5,220
UST	44	45	1995	20	1,934
TOTALS	2,180			1,208	116,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,208	123.5430	123.54	149,236	1977	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1008 HX Base Yr 2023



1108 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		116,777
TOTAL MARKET OB/XF VALUE		1,183
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		297,960
SOH/AGL Deduction		1,331
ASSESSED VALUE		296,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,907
TOTAL JUST VALUE		297,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101915	XFOB	2,000	11/04/2010
20090582	XFOB	500	05/11/2009
20062554	REMODEL	1,500	11/15/2006
20062465	XFOB	15,000	11/06/2006
4769	CARPORT	2,000	03/24/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1216	5/14/2018	WD	Q	I	01	197,000
GRANTOR: MORRIS RODNEY G & DEL						
GRANTEE: GRANT WILLIAM G						
1543/1474	12/31/2007	WD	Q	I		92,000
GRANTOR: YAGINS BEVERLY A & PA						
GRANTEE: MORRIS RODNEY G & D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1995] W9 UST=[YR=1995] W11 S4 UCP=[YR=1993] W7 PTO=[YR=2010] N17W16S7 PTO=[YR=2010] W10S3 E10N3$ S10E16$ BAS=[YR=1993] W42 S24 E25STP=[YR=1993] S4 E4 N4 W4 $ E17 N24 $ S30 E18 N30 W11 $ E11N4$ S30E9 N30 $.

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	808.00	SF	3.25	3.25	100	1980	1980	3	30	788	
2	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	1994	1994	3	66	395	

LAND DESCRIPTION

TOTAL OB/XF 1,183

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	100.00	123.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 02/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS