BLOCK 3 S 70 FT OF LOT 4
IN OR 2390/1364
EGAN MEADOWS 1 PB 3/45

VANDERHEYDEN TERESA
1112 N 15TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0003-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	04	Quality Level 04

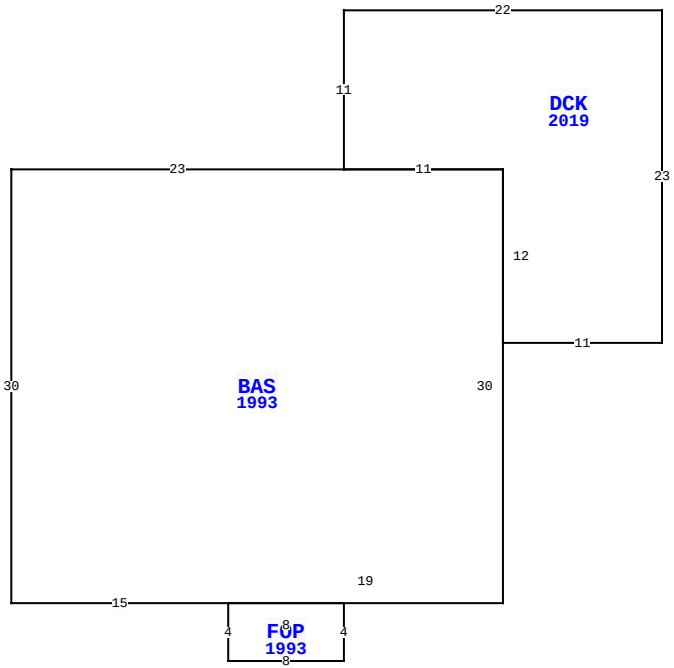
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1993	1,020	130,895
DCK	374	10	2019	37	4,748
FOP	32	30	1993	10	1,283
TOTALS	1,426			1,067	136,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,067	140.0154	140.02	149,401	1974	2014	0	0	0	8.35	91.65

1 SINGLE FAM – 100% - 2021 Heated Area: 1020 HX Base Yr 2021



1112 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		136,926
TOTAL MARKET OB/XF VALUE		1,809
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		318,735
SOH/AGL Deduction		96,511
ASSESSED VALUE		222,224
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		121,502
TOTAL JUST VALUE		318,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182085	REMODEL	40,000	06/19/2018
20181998	REMODEL	500	06/13/2018
20012407	REMODEL	4,000	06/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1364	8/31/2020	WD	Q	I	01	285,000
GRANTOR: MILLER CORA P						
GRANTEE: VANDERHEYDEN TERESA						
2276/0331	5/21/2019	WD	Q	I	01	258,000
GRANTOR: POYNTER CONTRACTING L						
GRANTEE: MILLER CORA P						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2019] W22 S11 BAS=[YR=1993] W23 S30 E15 FOP=[YR=1993] S4E8 N4W8$ E19 N30 W11$ E11 S12 E11 N23$.

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	68	9	612.00	SF	6.50	6.50	100	1974	1974	3	24	955	
2	0855	CONC PAVER	0	100	22	4	88.00	SF	10.00	10.00	100	2019	2019	3	97	854	

LAND DESCRIPTION

TOTAL OB/XF 1,809

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	70.00	121.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 02/06/2020 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS