

BLOCK 3 LOT 7
IN OR 310/319
EGAN MEADOWS 1 PB 3/45

COLEMAN WILLIE N JR
1124 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0003-0070



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	19	COMMON BRK 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	07	CORK/VTILE 20			
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	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	1,296	100	1993	1,296	111,214
FSP	64	40	1993	26	2,231
SFB	240	80	2013	192	16,476
TOTALS	1,600			1,514	129,920

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	111.5880	111.59	168,947	1973	1973	0	0	0	23.10	76.90
1 SINGLE FAM - 100% - 1980 Heated Area: 1488 HX Base Yr 1980												
1124 N 15TH ST, FERNANDINA BEACH												
BLD DATE: 05/08/2025 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		129,920	
TOTAL MARKET OB/XF VALUE		1,853	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		311,773	
SOH/AGL Deduction		218,457	
ASSESSED VALUE		93,316	
TOTAL EXEMPTION VALUE		HX HB WR 55,722	
BASE TAXABLE VALUE		37,594	
TOTAL JUST VALUE		311,773	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,833	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8370	REPAIR/RRF	8,000	06/07/1994
4632	REPAIR/RRF	600	01/11/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0140/0440	1/01/1973	WD	Q	I		17,500	
GRANTOR:							
GRANTEE:							
0140/0440	1/01/1973	WD	Q	I		17,500	
GRANTOR:							
GRANTEE:							

TOTALS		1,600				1,514		129,920		1124 N 15TH ST, FERNANDINA BEACH					XF DATE				LAND DATE		05/08/2025		MLU	
EXTRA FEATURES										INC DATE				AG DATE										
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	0940	SHEDS/PORT	0	100	8	8	64.00		SF	30.00	30.00	100	1993	1993	3	20	384							
2	1242	WD DECK A	0	100	12	8	96.00		SF	10.00	10.00	100	2011	2011	3	45	432							
3	0811	CONCRETE B	0	100	0	0	516.00		SF	5.20	5.20	100	1973	1973	3	23	617							
4	0940	SHEDS/PORT	0	100	10	7	70.00		SF	30.00	30.00	100	2000	2000	3	20	420							

LAND DESCRIPTION										TOTAL OB/XF										1,853									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	118.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000												