



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
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	900	100	1993	900	62,871
FCP	288	25	1993	72	5,029
FEP	140	80	1993	112	7,824
TOTALS	1,328			1,084	75,725

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,084	107.0600	107.06	116,053	1959	1959	0	0	34.75	65.25
1 SINGLE FAM - 100% - 0 Heated Area: 900 HX Base Yr											
14 10 10 FEP 1993 12 24 24 FCP 1993 14 22 25 BAS 1993 12 36											
1128 N 15TH ST, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE					75,725							
TOTAL MARKET OB/XF VALUE					1,560							
TOTAL LAND VALUE - MARKET					180,000							
TOTAL MARKET VALUE					257,285							
SOH/AGL Deduction					196,932							
ASSESSED VALUE					60,353							
TOTAL EXEMPTION VALUE					HX HB WR		40,353					
BASE TAXABLE VALUE					20,000							
TOTAL JUST VALUE					257,285							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					248,776							