BLOCK 3 LOT 10
IN OR 2078/1372
EGAN MEADOWS 1 PB 3/45

GUEST JAMES L & CLAUDIA D L/E/
1136 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

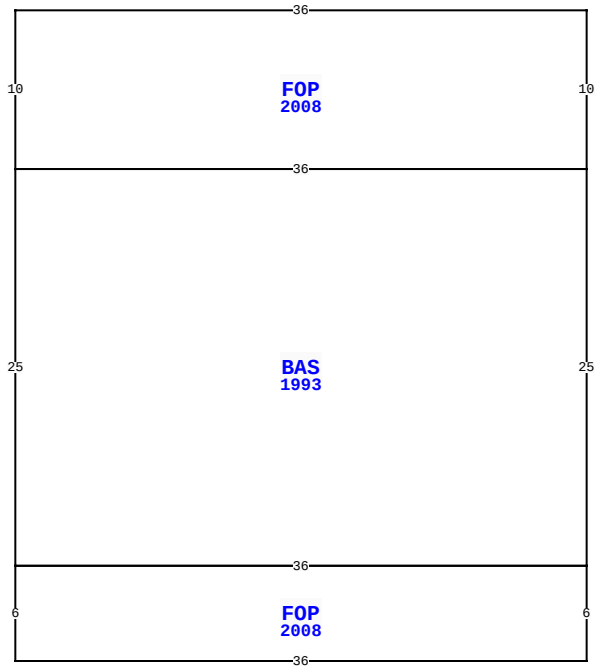
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	64,557
FOP	216	30	2008	65	4,663
FOP	360	30	2008	108	7,747
TOTALS	1,476			1,073	76,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,073	107.0600	107.06	114,875	1959	1964	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2004 Heated Area: 900 HX Base Yr 2004



1136 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		76,966
TOTAL MARKET OB/XF VALUE		6,647
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		263,613
SOH/AGL Deduction		155,638
ASSESSED VALUE		107,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,253
TOTAL JUST VALUE		263,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081688	XFOB	15,000	11/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2078/1372	10/19/2016	WD	U	I	11	100
GRANTOR: GUEST JAMES L & CLAUD						
GRANTEE: GUEST FAMILY REVOCA						
1182/1280	10/23/2003	WD	Q	I		103,500
GRANTOR: SPRINGER ROBERT H JR						
GRANTEE: GUEST JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W36 S10 BAS=[YR=1993] S25 FOP=[YR=2008] S6 E36 N6 W36$ E36 N25 W36$ E36 N10$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1980	1980	3	20	576	
2	1242	WD DECK A	0	100	0	0	383.00	SF	10.00	10.00	100	1980	1980	3	20	766	
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	18.30	18.30	100	2000	2000	3	20	878	
4	0351	CARPORT MT	0	100	20	12	240.00	SF	6.60	6.60	100	2000	2000	3	20	317	
5	0350	CARPORT WD	0	100	20	12	240.00	SF	8.58	8.58	100	2000	2000	3	20	412	
6	0855	CONC PAVER	0	100	0	0	562.00	SF	7.00	7.00	100	2014	2014	3	94	3,698	

LAND DESCRIPTION

TOTAL OB/XF 6,647

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	75.00	137.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS