BLOCK 3 LOT 11
EGAN MEADOWS # 1 PB 3/45

WHITE JOHNNY F JR L/E/
1140 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0003-0110

BUILDING CHARACTERISTICS

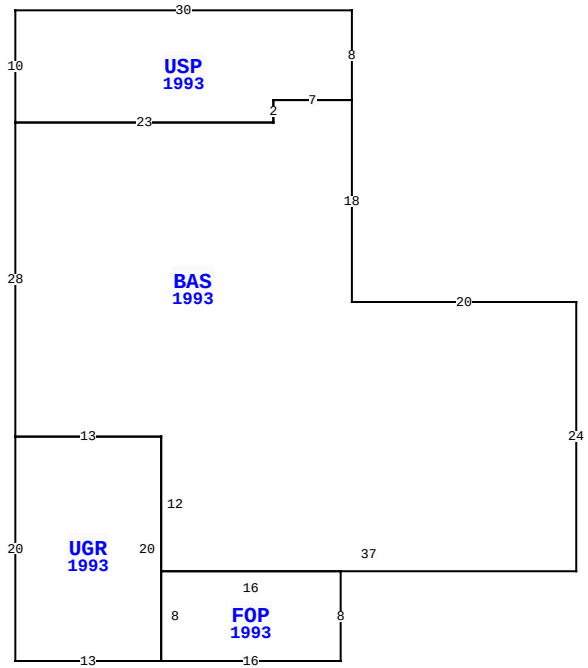
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,538	100	1993	1,538	94,241
FOP	128	30	1993	38	2,328
UGR	260	45	1993	117	7,169
USP	286	30	1993	86	5,270
TOTALS	2,212			1,779	109,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	95.0000	95.00	169,005	1956	1956	0	0	0	35.50	64.50

1 SINGLE FAM – 100% - 1982 Heated Area: 1538 HX Base Yr 1982



1140 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		109,008
TOTAL MARKET OB/XF VALUE		2,853
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		291,861
SOH/AGL Deduction		214,111
ASSESSED VALUE		77,750
TOTAL EXEMPTION VALUE	HX HB WR SX	77,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		291,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010089	REPAIR/RRF	3,000	01/23/2001
B8865	REMODEL	1,400	02/15/1995
5703	REPAIR/RRF	10,200	11/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2329/1865	1/06/2020	LE	U	I	11	100
GRANTOR: WHITE JOHNNY F						
GRANTEE: JOHNSON EVELYN R &						
0053/0389	1/01/1965	TA	U	I		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N18 USP=[YR=1993] N8 W30 S10 E23 N2 E7 $ W7 S2 W23 S28 UGR=[YR=1993] S20 E13 FOP=[YR=1993] E16 N8 W16 S8 $ N20 W13 $ E13 S12 E37 N24 $.

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	0510	GARAGE WD-	0	100	14	24	336.00	SF	35.00	35.00	100	1970	1970	3	20	2,352	
2	0810	CONCRETE A	0	100	35	11	385.00	SF	6.50	6.50	100	1970	1970	3	20	501	

LAND DESCRIPTION

TOTAL OB/XF 2,853

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	130.00	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