BLOCK 3 LOT 12
EGAN MEADOWS # 1 PB 3/45

TUDOR JORDAN H
1144 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0003-0120

NASSAU COUNTY PROPERTY

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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

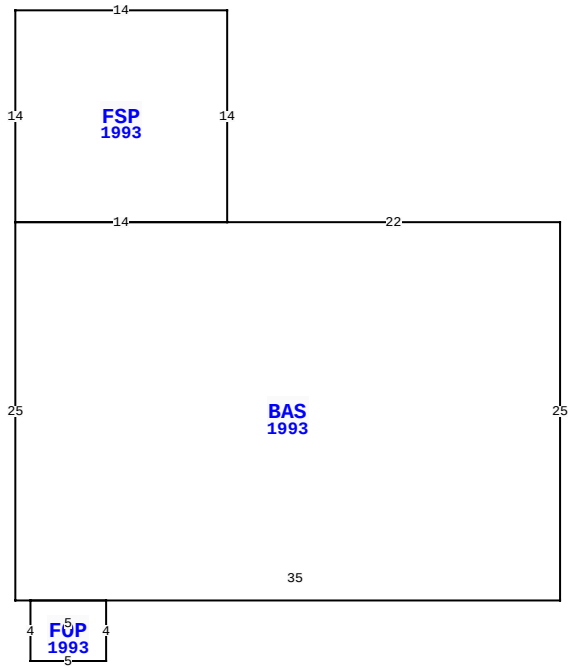
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	114,746
FOP	20	30	1993	6	765
FSP	196	40	1993	78	9,945
TOTALS	1,116			984	125,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	984	119.9880	158.38	155,846	1956	1985	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2022 Heated Area: 900 HX Base Yr 2022



1144 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		125,456
TOTAL MARKET OB/XF VALUE		2,288
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		307,744
SOH/AGL Deduction		50,605
ASSESSED VALUE		257,139
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,417
TOTAL JUST VALUE		307,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210704	REPAIR/RRF	0	09/09/2021
20131431	ROOF	4,300	06/21/2013
20052718	ELEC OTHER	500	09/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2448/0323	3/19/2021	WD	Q	I	01	288,000
GRANTOR: JEWELL MEREDITH G & J						
GRANTEE: TUDOR JORDAN H						
2173/1371	1/23/2018	WD	U	I	16	57,900
GRANTOR: GRAHAM FREDRIC HILL S						
GRANTEE: JEWELL MEREDITH G &						

BUILDING NOTES

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	22	12	264.00	SF	35.00	35.00	100	1980	1980	3	20	1,848	
2	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	2000	2000	3	20	440	

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] N14W14S14 E14$ W14S25E1
FOP=[YR=1993] S4E5N4W5 $ E35N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,288

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	100.00	120.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS