BLOCK 4 LOT 1
AMELIA PARK TOWN CENTER
BLOCKS 1 & 4 PBK 8/185

BRAVO FAMILY TRUST/BRAVO MICHAEL JOSEPH JR TRUSTEE
1797 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-127P-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

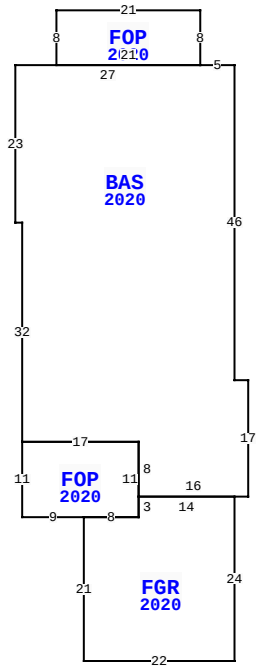
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2020	1,874	471,920
FGR	504	55	2020	277	69,756
FOP	168	30	2020	50	12,591
FOP	187	30	2020	56	14,102
TOTALS	2,733			2,257	568,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,257	161.8088	255.66	577,025	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 1874 HX Base Yr 2021



1797 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 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		568,370
TOTAL MARKET OB/XF VALUE		9,614
TOTAL LAND VALUE - MARKET		189,000
TOTAL MARKET VALUE		766,984
SOH/AGL Deduction		279,821
ASSESSED VALUE		487,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		436,441
TOTAL JUST VALUE		766,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190564	NEW CONSTR	259,611	01/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/524	6/20/2023	WD	U	I	11	100
GRANTOR: BRAVO MICHAEL J JR &						
GRANTEE: BRAVO FAMILY TRUST						
2382/0011	7/30/2020	WD	Q	I	01	532,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BRAVO MICHAEL J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W5 FOP=[YR=2020] N8 W21 S8 E21 $ W27 S23 E1 S32 FOP=[YR=2020] S11 E9 FGR=[YR=2020] S21 E22 N24 W14 S3 W8 $ E8 N11 W17 $ E17 S8 E16 N17 W2 N46 $.

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	0855	CONC PAVER	0	100	0	0	981.00	SF	10.00	10.00	100	2020	2020	3	98	9,614	

TOTAL OB/XF 9,614

LAND DESCRIPTION

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		R-2	0.00	0.00	54.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	189,000							

REVIEW DATE 10/07/2020 BY RK Total Acres: 0.00 Total Land Value: 189,000 Market: 0 Agricultural: 0 Common: 189,000 PRINTED 07/30/2025 BY SYS