LOT 7
HIGHLAND HEIGHTS #2 PB 5/80

POWELL WILLIAM J/MCGUIRE JENNA N
610 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1381-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

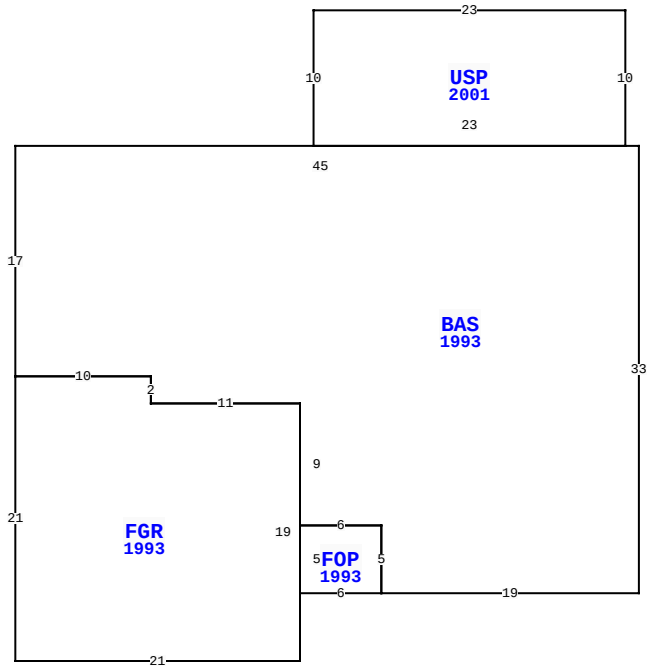
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100	1993	1,174	115,922
FGR	419	55	1993	230	22,710
FOP	30	30	1993	9	889
USP	230	30	2001	69	6,813
TOTALS	1,853			1,482	146,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,482	117.1980	117.20	173,690	1986	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1174 HX Base Yr 2021



610 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		146,334
TOTAL MARKET OB/XF VALUE		2,750
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		374,084
SOH/AGL Deduction		147,471
ASSESSED VALUE		226,613
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,891
TOTAL JUST VALUE		374,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021909	REMODEL	2,000	11/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0071	7/24/2020	WD	Q	I	02	339,000
GRANTOR: HANSON CHARLES W JR &						
GRANTEE: POWELL WILLIAM J &						
2081/1767	10/25/2016	WD	Q	I	01	199,000
GRANTOR: MILLER KENNETH R SR &						
GRANTEE: HANSON CHARLES W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N33 W1 USP=[YR=2001] N10 W23 S10 E23$W45S17
FGR=[YR=1993] S21 E21 N19 W11 N2 W10$E10 S2 E11 S9
FOP=[YR=1993] S5 E6 N5 W6$E6 S5 E19$.

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	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	1986	1986	3	47	2,750	

LAND DESCRIPTION

TOTAL OB/XF 2,750

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	80.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS