LOT 21
HIGHLAND OAKS PB 5/131

LITTLE CHRISTY JEAN/GORE STEVEN WEST
704 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

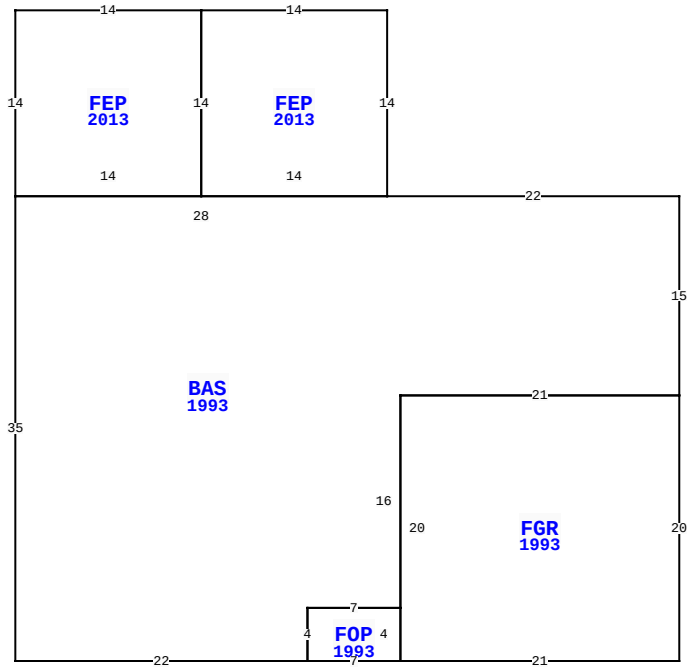
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1993	1,302	116,823
FEP	196	80	2013	157	14,087
FEP	196	80	2013	157	14,087
FGR	420	55	1993	231	20,726
FOP	28	30	1993	8	718
TOTALS	2,142			1,855	166,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,855	107.1140	107.11	198,689	1988	1988	0	0	0	16.23	83.77

1 SINGLE FAM – 100% - 1992 Heated Area: 1302 HX Base Yr 1992



704 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		166,442
TOTAL MARKET OB/XF VALUE		4,329
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		395,771
SOH/AGL Deduction		262,184
ASSESSED VALUE		133,587
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		77,865
TOTAL JUST VALUE		395,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052802	GARAGE	2,000	10/07/2005
4575	N/A	45,000	11/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/476	3/18/2025	WD	U	I	11	100
GRANTOR: GORE CARROL WAYNE TRU						
GRANTEE: LITTLE CHRISTY JEAN						
1045/0048	3/21/2002	WD	U	I	18	100
GRANTOR: GORE CARROL WAYNE						
GRANTEE: GORE CARROL WAYNE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FEP=[YR=2013] N14 W14 FEP=[YR=2013] W14 S14 E14 N14$ S14 E14$ W28 S35 E22 FOP=[YR=1993] E7 FGR=[YR=1993] E21 N20 W21 S20$ N4 W7 S4$ N4 E7 N16 E21 N15$.

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	848.00	SF	6.50	6.50	100	1988	1988	3	52	2,866	
2	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2000	2000	3	77	330	
3	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	2005	2005	3	22	845	
4	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	2000	2000	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 4,329

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