

**MANTERFIELD EUGENIA W L/E/
708 N 15TH STREET
FERNANDINA BEACH, FL 32034**

00-00-31-1385-0023-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	2																					
Exterior Wall	05	AVERAGE 90		0100	01	1,432	125.5280	125.53	179,759	1987	2000	0	0	0	11.78	88.22	VALUATION BY																			
Exterior Wall	12	CEDAR 10		1 SINGLE FAM - 100% - 2020												Heated Area: 1158																				
Roof Structure	03	GABLE/HIP 100		HX Base Yr 2020												STANDARD																				
Roof Cover	03	COMP SHNGL 100		FSP 2020												Tax Group: 2																				
Interior Wall	05	DRYWALL 100		BAS 1993												Tax Dist:																				
Interior Floor	11	CLAY TILE 70		FGR 1993												BUILDING MARKET VALUE																				
Interior Floor	14	CARPET 30		FOP 2020												TOTAL MARKET OB/XF VALUE																				
Air Condition	03	CENTRAL 100		FOP 2020												TOTAL LAND VALUE - MARKET																				
Heating Type	04	AIR DUCTED 100		FOP 2020												TOTAL MARKET VALUE																				
Bedrooms	3	100		FOP 2020												SOH/AGL Deduction																				
Bathrooms	2	100		FOP 2020												ASSESSED VALUE																				
Frame	02	WOOD FRAME 100		FOP 2020												TOTAL EXEMPTION VALUE																				
Stories	1.	1. 100		FOP 2020												HX HB																				
Units	0	100		FOP 2020												BASE TAXABLE VALUE																				
BUD8 Adjustme	02	DIST FB 100		FOP 2020												TOTAL JUST VALUE																				
Occupancy	00	NONE 100		FOP 2020												NCON VALUE																				
Quality	03	Quality Level 03		FOP 2020												INCOME VALUE																				
DOR CODE	0100	SINGLE FAMILY		FOP 2020												PREVIOUS YEAR MKT VALUE																				
MAP NUM		MKT AREA		FOP 2020																																
NEIGHBORHOOD/LOC	1007.00	FOP 2020																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	FOP 2020																														
BAS	1,158	100	1993	1,158	128,240	FOP 2020																														
FGR	252	55	1993	139	15,394	FOP 2020																														
FOP	78	30	2020	23	2,547	FOP 2020																														
FSP	272	40	2020	109	12,071	FOP 2020																														
UST	6	45	1993	3	333	FOP 2020																														
TOTALS	1,766			1,432	158,583	FOP 2020																														
EXTRA FEATURES					708 N 15TH ST, FERNANDINA BEACH										BLD DATE																					
L N	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	LGL DATE																			
1	0810	CONCRETE A	0100	82	15	1,230.00	SF	6.50	6.50	100	1987	1987	3	49.5	3,958		LAND DATE																			
2	0810	CONCRETE A	0100	29	5	145.00	SF	6.50	6.50	100	1987	1987	3	49.5	467		AG DATE																			
3	0810	CONCRETE A	0100	8	10	80.00	SF	6.50	6.50	100	1987	1987	3	49.5	257		05/08/2025 MLU																			
LAND DESCRIPTION																	TOTAL OB/XF										4,682									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 04/06/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS																																				