LOT 24
IN OR 1482/918
HIGHLAND OAKS PB 5/131

JOHNSON CATHERINE
710 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1385-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

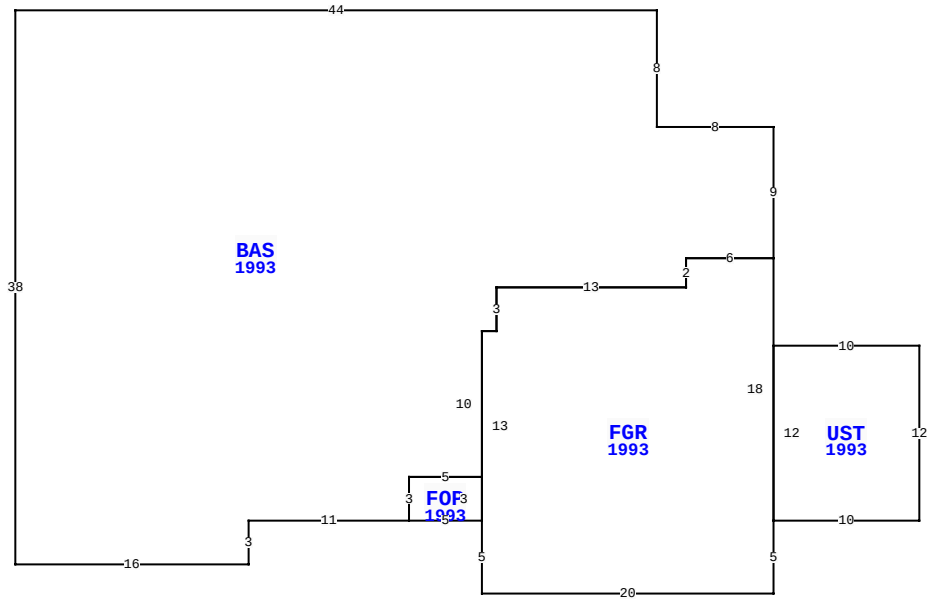
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,460	100	1993	1,460	137,336
FGR	429	55	1993	236	22,200
FOP	15	30	1993	4	376
UST	120	45	1993	54	5,079
TOTALS	2,024			1,754	164,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	109.8000	109.80	192,589	1987	1995	0	0	0	14.33	85.67

1 SINGLE FAM – 100% - 2014 Heated Area: 1460 HX Base Yr 2014



710 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		164,991
TOTAL MARKET OB/XF VALUE		7,536
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		397,527
SOH/AGL Deduction		223,553
ASSESSED VALUE		173,974
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		68,252
TOTAL JUST VALUE		397,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051723	REPAIR/RRF	3,000	05/02/2005
19990428	XFOB	1,500	05/13/1999
5631	XFOB	1,000	10/16/1989
4519	N/A	36,250	10/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1482/0918	3/02/2007	WD	Q	I		230,000
GRANTOR: POECHMANN LEE J & PAI						
GRANTEE: JOHNSON PETER E & C						
1338/0810	8/03/2005	WD	Q	I		210,000
GRANTOR: BENJAMIN MICHAEL C						
GRANTEE: POECHMANN LEE J & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N8 W44 S38 E16 N3 E11 FOP=[YR=1993] E5 FGR=[YR=1993] S5 E20 N5 UST=[YR=1993] E10 N12 W10 S12 $ N18 W6 S2 W13 S3 W1 S13 $ N3 W5 S3 $ N3 E5 N10 E1 N3 E13 N2 E6 N9 $.

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	1,254.00	SF	6.50	6.50	100	1987	1987	3	49.5	4,035	
2	1242	WD DECK A	0	100	0	0	228.00	SF	10.00	10.00	100	1989	1989	3	20	456	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1997	1997	3	72	300	
5	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1987	1987	3	49.5	322	
6	1076	TRELLIS A	0	100	6	12	72.00	SF	3.75	3.75	100	2006	2006	3	40	108	
7	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2006	2006	3	86	215	

LAND DESCRIPTION

TOTAL OB/XF 7,536

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	111.00	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