LOTS 35 & 36
OAK GROVE PLACE PB 3/2

NETTLES FAMILY TRUST/WILLIAMS W A TRUSTEE
1415 ATLANTIC BEACH AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0035-0000

BUILDING CHARACTERISTICS

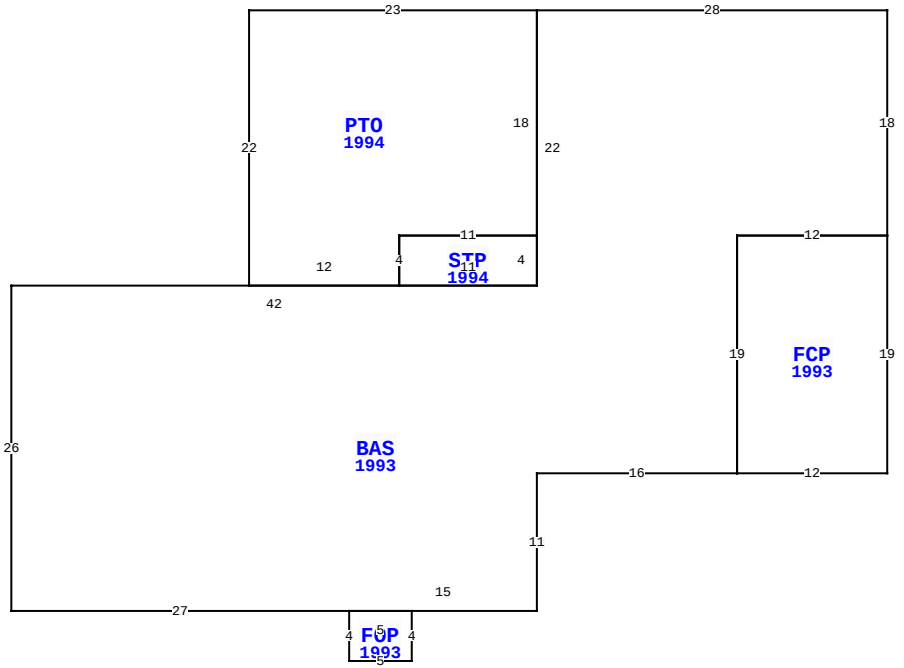
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	04	REIN CONC 100
Stories	1.	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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	1993	1,900	143,076
FCP	228	25	1993	57	4,292
FOP	20	30	1993	6	452
PTO	462	5	1994	23	1,732
STP	44	10	1994	4	301
TOTALS	2,654			1,990	149,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,990	110.7400	110.74	220,373	1953	1980	0	0	10	22.00	68.00

1 SINGLE FAM – 0% - 0 Heated Area: 1900 HX Base Yr



23 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	0	0	0	1,580.00	SF	6.50	6.50	100	1980	1980	3	30	3,081	
2	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	1980	1980	3	30	398	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1953	1953	3	20	400	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,854
TOTAL MARKET OB/XF VALUE	3,879
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	433,733
SOH/AGL Deduction	94,159
ASSESSED VALUE	339,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,574
TOTAL JUST VALUE	433,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/0802	3/15/2021	WD	U	I	11	100
GRANTOR: NETTLES FAMILY LAND T						
GRANTEE: NETTLES FAMILY TRUS						
2289/0742	7/01/2019	WD	Q	I	01	230,000
GRANTOR: ARSENEAU GARY WAYNE R						
GRANTEE: NETTLES FAMILY LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 PTO=[YR=1994] W23S22 E12 STP=[YR=1994] E11N4W11S4$ N4E11N18$ S22W42S26E27 FOP=[YR=1993] S4E5N4W5$ E15N11E16 FCP=[YR=1993] E12N19W12S19 $ N19E12N18$.

LAND DESCRIPTION

TOTAL OB/XF 3,879

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	0	0006	R-1	128.00	100.00	2.00	LT		1.00	1.00	0.70	200,000.00	140,000.00	280,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 07/30/2025 BY SYS