LOT 37
OAK GROVE PLACE PB3/2

CLERY DAVID A & APRIL M
27 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0037-0000

BUILDING CHARACTERISTICS

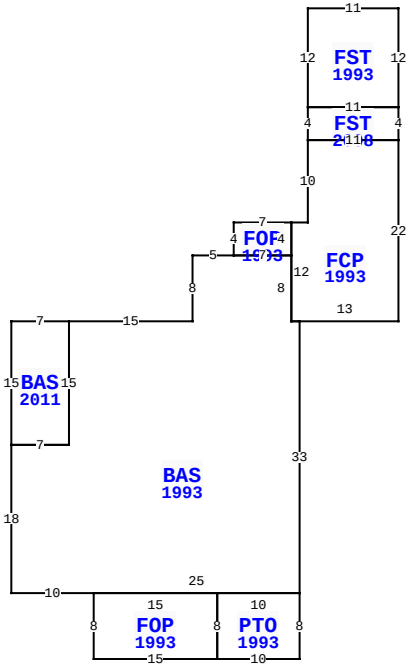
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,146	100	1993	1,146	118,496
BAS	105	100	2011	105	10,857
FCP	266	25	1993	66	6,824
FOP	28	30	1993	8	827
FOP	120	30	1993	36	3,722
FST	132	55	1993	73	7,549
FST	44	55	2008	24	2,482
PTO	80	5	1993	4	414
TOTALS	1,921			1,462	151,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	117.5040	117.50	171,785	1948	2000	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1251 HX Base Yr



27 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	0855	CONC PAVER	0	100	0	0	450.00	SF	10.00	10.00	100	2011	2011	3	91	4,095	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		151,171
TOTAL MARKET OB/XF VALUE		4,095
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		355,266
SOH/AGL Deduction		48,032
ASSESSED VALUE		307,234
TOTAL EXEMPTION VALUE	13	307,234
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		355,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101901	ELEC. FOR ADDITIO	700	11/02/2010
20101889	PLUMB.FOR ADD/REM	1,400	10/28/2010
20101701	RELOCATE HV/AC	500	09/29/2010
20101689	REROOF	1,450	09/27/2010
20101630	ADDITION & REMODE	9,500	09/20/2010
20080265	GAS PIPING	750	02/21/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1333	8/10/2021	QC	U	I	11	100
GRANTOR: CLERY DAVID A						
GRANTEE: CLERY DAVID A & APR						
1036/1402	2/11/2002	WD	Q	I		135,000
GRANTOR: STRAUB MONICA J						
GRANTEE: CLERY DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 S12 FST=[YR=2008] S4 FCP=[YR=1993] S10 W2 FOP=[YR=1993] W7 S4 BAS=[YR=1993] W5 S8 W15BAS=[YR=2011] W7S15 E7N15$ S15 W7 S18 E10 FOP=[YR=1993] S8 E15 PTO=[YR=1993] E10N8W10S8$ N8 W15$ E25N33 W1 N8 W7$ E7 N4$ S12 E13 N22 W11$ E11 N4 W11$ E11 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,095

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	65.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS