LOT 40
IN OR 550/1064
OAK GROVE PLACE PB 3/2

GORDON ANN B
105 S 15TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1480-0040-0000**

## BUILDING CHARACTERISTICS

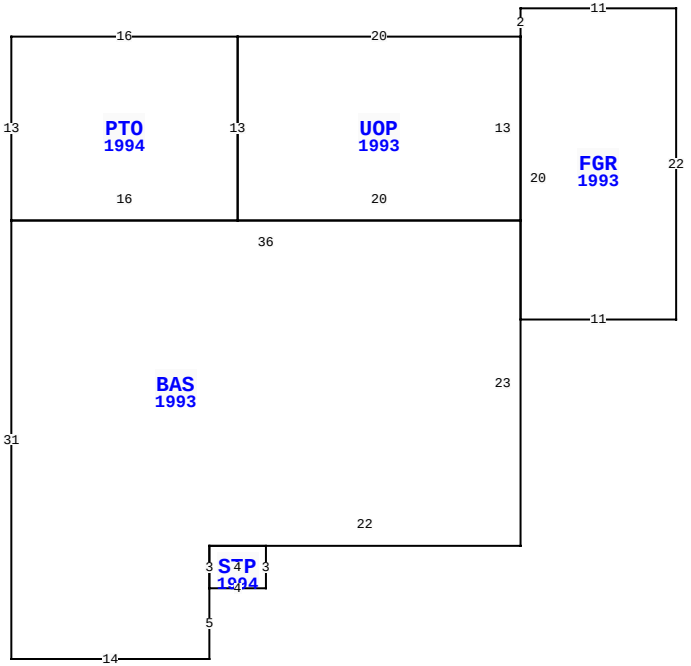
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 940 | 100 | 1993 | 940 | 76,578 |
| FGR | 242 | 55 | 1993 | 133 | 10,835 |
| PTO | 208 | 5 | 1994 | 10 | 815 |
| STP | 12 | 10 | 1994 | 1 | 81 |
| UOP | 260 | 20 | 1993 | 52 | 4,236 |
| TOTALS | 1,662 | | | 1,136 | 92,545 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,136 | 101.2035 | 101.20 | 114,963 | 1951 | 1985 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 940 HX Base Yr 2020




105 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 | 100 | 0 | 0 | 885.00 | SF | 6.50 | 6.50 | 100 | 1951 | 1951 | 3 | 20 | 1,151 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 92,545 |
| TOTAL MARKET OB/XF VALUE | | 1,151 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 293,696 |
| SOH/AGL Deduction | | 188,937 |
| ASSESSED VALUE | | 104,759 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 49,037 |
| TOTAL JUST VALUE | | 293,696 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 239,615 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20053247 | REPLACE SEWER LIN | 1,000 | 12/28/2005 |
| 984671 | NEW HEATER W/GAS | 0 | 12/16/1998 |
| 983655 | REPLACE 100AMP PA | 0 | 05/04/1998 |
| 4124 | REPAIR/RRF | 2,340 | 01/14/1987 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0550/1064 | 8/24/1988 | WD | U | I | 18 | 100 |

GRANTOR: HADDOCK MARY E L/E

GRANTEE: GORDON WALTER L

### BUILDING NOTES

### BUILDING DIMENSIONS

FGR=[YR=1993] W11 S2 UOP=[YR=1993] W20 PTO=[YR=1994] W16S13 BAS=[YR=1993] S31 E14 N5STP=[YR=1994] E4N3W4S3$ N3 E22N23 W36$ E16N13$ S13E20N13$ S20E11 N22$.

## LAND DESCRIPTION

TOTAL OB/XF 1,151

| 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