LOT 41
OAK GROVE PLACE PB 3/2

CLARKE NANCY W L/E/
111 S 15TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1480-0041-0000**

## BUILDING CHARACTERISTICS

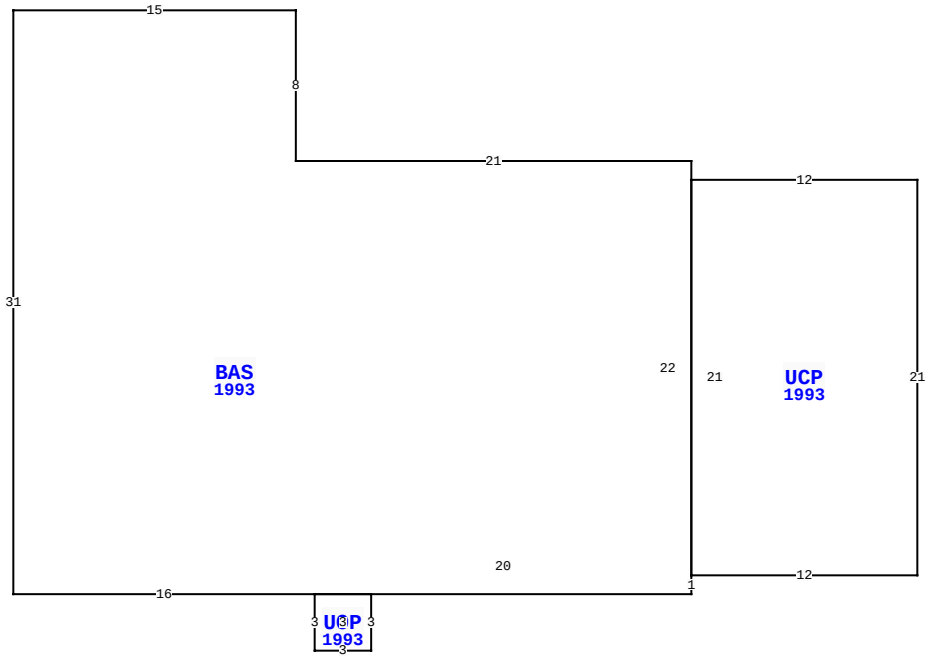
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 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 | 948 | 100 | 1993 | 948 | 106,451 |
| UCP | 252 | 20 | 1993 | 50 | 5,615 |
| UOP | 9 | 20 | 1993 | 2 | 225 |
| TOTALS | 1,209 | | | 1,000 | 112,289 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,000 | 105.6780 | 139.49 | 139,490 | 1950 | 1985 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SNGL FAM – 100% - 2014 Heated Area: 948 HX Base Yr 2014




111 S 15TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 112,289 |
| TOTAL MARKET OB/XF VALUE | | 2,058 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 314,347 |
| SOH/AGL Deduction | | 205,446 |
| ASSESSED VALUE | | 108,901 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,722 |
| BASE TAXABLE VALUE | | 53,179 |
| TOTAL JUST VALUE | | 314,347 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 259,059 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2295/0546 | 7/22/2019 | QC | U | I | 11 | 100 |
| GRANTOR: CLARKE NANCY W | | | | | | |
| GRANTEE: CLARKE JONATHAN W | | | | | | |
| 1617/1440 | 5/04/2009 | WD | U | I | 19 | 100,000 |
| GRANTOR: SKIPPER WILLIAM E ETA | | | | | | |
| GRANTEE: CLARKE NANCY W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W21 N8 W15 S31 E16 UOP=[YR=1993] S3E3N3W3$ E20 N1 UCP=[YR=1993] E12 N21 W12S21$ N22$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 22 | 11 | 242.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 1,694 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 280.00 | SF | 6.50 | 6.50 | 100 | 1950 | 1950 | 3 | 20 | 364 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,058

| 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 | 64.00 | 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