LOT 42
IN OR 1162/491
OAK GROVE PLACE PB 3/2

POTEAT PATRICIA B/BOLES JEAN O
115 S 15TH ST
FERNANDINA BEACH, FL 32034-3225

2025

00-00-31-1480-0042-0000

BUILDING CHARACTERISTICS

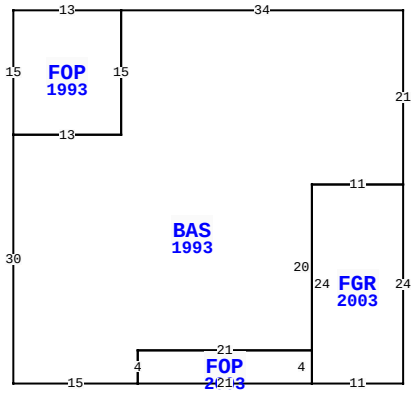
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	

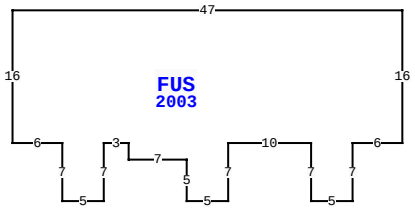
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	1993	1,572	194,849
FGR	264	55	2003	145	17,973
FOP	195	30	1993	58	7,189
FOP	84	30	2003	25	3,099
FUS	871	100	2003	871	107,960
TOTALS	2,986			2,671	331,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,671	109.8240	144.97	387,215	1951	1995	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2012 Heated Area: 2443 HX Base Yr 2012





115 S 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	331,069
TOTAL MARKET OB/XF VALUE	3,197
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	534,266
SOH/AGL Deduction	343,747
ASSESSED VALUE	190,519
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	139,797
TOTAL JUST VALUE	534,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040503	DRIVEWAY	2,000	03/16/2004
20033118	H/AC	5,000	05/19/2003
20032757	COMPLETE REWIRE	3,000	03/25/2003
20032681	PLUMB.REMODEL & B	5,000	03/12/2003
20032523	ADDITION & RENOVA	90,000	02/18/2003
BP3999	N/A	3,331	11/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/0491	8/14/2003	QC	Q	I	06	100
GRANTOR: MOULTON JOANN O						
GRANTEE: BOLES JEAN O & PATR						
1094/0325	11/13/2002	QC	Q	I	01	100
GRANTOR: BOLES JEAN O & JOANN						
GRANTEE: POTEAT PATRICIA & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FOP=[YR=1993] W13 S15 E13 N15 $ S15 W13 S30 E15 FOP=[YR=2003] E21 FGR=[YR=2003] E11 N24 W11 S24 $ N4 W21 S4 $ N4 E21 N20 E11 N21 $ PTR= E15 FUS=[YR=2003] E47 S16 W6 S7 W5 N7 W10 S7 W5 N5 W7 N2 W3 S7 W5 N7 W6 N16 $ W15 $.

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	39	3	117.00	SF	6.50	6.50	100	2003	2003	3	82	624	
2	0810	CONCRETE A	0	100	53	9	477.00	SF	6.50	6.50	100	2004	2004	3	83	2,573	

LAND DESCRIPTION

TOTAL OB/XF 3,197

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