



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1011.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,456	100
FOP	45	30
FOP	312	30
UGR	336	45
TOTALS	2,149	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,715	112.0000	112.00	192,080	1956	1990	0	0	0	15.75	84.25	
1 SINGLE FAM - 100% - 2022													
Heated Area: 1456													
HX Base Yr 2022													
404 S 15TH ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
03/18/2024 MLU													

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		161,827		
TOTAL MARKET OB/XF VALUE		2,444		
TOTAL LAND VALUE - MARKET		151,360		
TOTAL MARKET VALUE		315,631		
SOH/AGL Deduction		97,090		
ASSESSED VALUE		218,541		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		167,819		
TOTAL JUST VALUE		315,631		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		308,046		

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0 100	50 11	550.00	SF	6.50	6.50	100	1956	1956	3	20
2	0810	CONCRETE A	0 100	9 11	99.00	SF	6.50	6.50	100	1956	1956	3	20
3	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44
4	0940	SHEDS/PORT	0 100	12 10	120.00	SF	30.00	30.00	100	2000	2000	3	20

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0006	R-1	86.00	150.00	86.00	FF		1.00	1.00
TOTAL OB/XF 2,444													
ADJ UNIT PRICE 1,760.00													
LAND VALUE 151,360													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													