2/3 HX INT
BLOCK 6 LOT 8
CASE #45-2012-CP-23

FIEGE PHILLIP E/FIEGE ROBERT O ET AL
406 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150E-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

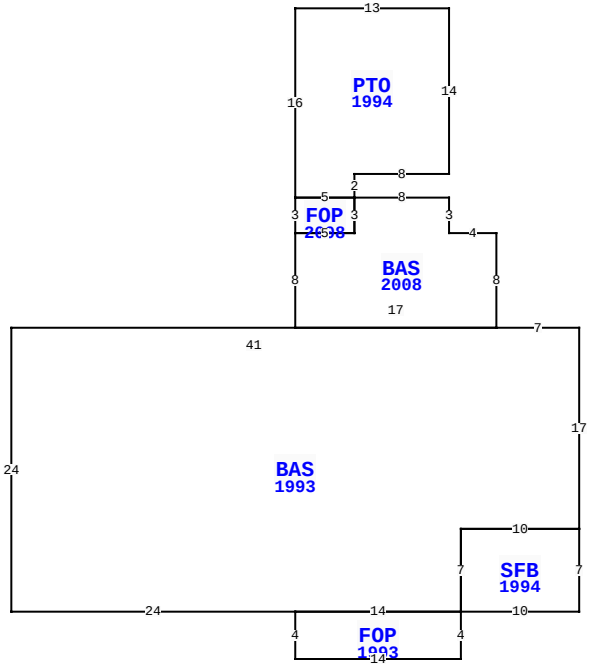
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,082	100	1993	1,082	90,596
BAS	160	100	2008	160	13,397
FOP	56	30	1993	17	1,423
FOP	15	30	2008	4	335
PTO	192	5	1994	10	837
SFB	70	80	1994	56	4,689
TOTALS	1,575			1,329	111,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,329	100.8800	100.88	134,070	1959	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 34% - 2012 Heated Area: 1298 HX Base Yr 2012



406 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		111,278
TOTAL MARKET OB/XF VALUE		4,992
TOTAL LAND VALUE - MARKET		151,360
TOTAL MARKET VALUE		267,630
SOH/AGL Deduction		139,062
ASSESSED VALUE		128,568
TOTAL EXEMPTION VALUE	HA HAB	18,836
BASE TAXABLE VALUE		109,732
TOTAL JUST VALUE		267,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101964	OTHER	3,000	11/15/2010
20061208	XFOB	1,000	05/26/2006
20060515	REPAIR/RRF	1,500	03/14/2006
20032364	H/AC	4,000	01/16/2003
20012192	REPAIR/RRF	0	10/09/2001
1021	H/AC	3,700	01/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=2008] N8 W4 N3 W8 PTO=[YR=1994] N2E8N14W13S16 FOP=[YR=2008] S3 E5 N3W5$ E5$ S3 W5 S8 E17$ W41 S24 E24 FOP=[YR=1993] S4 E14 N4 SFB=[YR=1994] E10N7W10S7$ W14$ E14 N7 E10 N17$.

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	34	43	3	129.00	SF	6.50	6.50	100	1959	1959	3	20	168	
2	0940	SHEDS/PORT	0	34	8	12	96.00	SF	30.00	30.00	100	1994	1994	3	20	576	
3	0810	CONCRETE A	0	34	40	19	760.00	SF	6.50	6.50	100	2006	2006	3	86	4,248	

LAND DESCRIPTION

TOTAL OB/XF 4,992

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	34	0006	R-1	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	151,360							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 07/30/2025 BY SYS