

TREXLER MONICA D
826 N 15TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1600-0012-0010

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10011CLAY TILE 7012HARDWOOD 3003CENTRAL 10004AIR DUCTED 1003100210002WOOD FRAME 1001.1.100010002DIST FB 10000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1007.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,32410019931,324131,431DCK288102013292,878FGR46055199325325,115FOP44301993131,291UST140451993636,254TOTALS2,2561,682166,969EXTRA FEATURES826 N 15TH ST, FERNANDINA BEACHLNB/OB/XF CODEDESCRIPTIONBLDCAPLWUNITSSFUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10810CONCRETE A010000878.00SF6.506.50100197419743241,37020801ASPHALT A01002414336.00SF3.003.0010019801980350504

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND0100011,682119.6000119.60201,167197419850017.0083.00Heated Area: 1324HX Base Yr 2019

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE166,969TOTAL MARKET OB/XF VALUE1,874TOTAL LAND VALUE - MARKET225,000TOTAL MARKET VALUE393,843SOH/AGL Deduction162,453ASSESSED VALUE231,390TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE180,668TOTAL JUST VALUE393,843NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE386,029SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2179/12402/23/2018SWUII12271,500GRANTOR: BRECKENRIDGE PROPERTYGRANTEE: TREXLER MONICA D2136/16157/27/2017QCUII11100GRANTOR: DUKE PARTNERS II LLCGRANTEE: BRECKENRIDGE PROPERBUILDING NOTESBUILDING DIMENSIONSUST=[YR=1993] W10 DCK=[YR=2013] W22 BAS=[YR=1993] W16 S47 E17 FOP=[YR=1993] E11 FGR=[YR=1993] E20 N23 W20 S23 \$ N4 W11 S4 \$ N4 E11 N19 E20 N10 W12 N2 W10 S2 W10 N14 \$ S14 E10 N2 E10 S2 E2 N14 \$ S14 E10 N14 \$.

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000006R-169.00165.001.00LT1.001.001.00225,000.00225,000.00225,000REVIEW DATE05/12/2019BYKBA Total Acres: 0.00Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 07/30/2025 BY SYS

NAASSAU COUNTY PROPERTY

PAGE 1 of 12