

PT OF OUT LOT 12
OR 2634/1434
AKA BLOCK 3 LOT 8

FERRAZZA MARY JO/RODIER GREGG H
828 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0012-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	1993	528	43,601
FGR	528	55	1993	290	23,947
FOP	24	30	1993	7	578
FUS	1,100	100	1993	1,100	90,835
TOTALS	2,180			1,925	158,962

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	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	0	0	256.00	SF	10.00	10.00	100	1980	1980	3	20	512	
2	0810	CONCRETE A	0	100	0	0	1,056.00	SF	6.50	6.50	100	1975	1975	3	25	1,716	
3	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	1975	1975	3	25	185	
4	0811	CONCRETE B	0	100	0	0	819.00	SF	5.20	5.20	100	1984	1984	3	41	1,746	
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1990	1990	3	20	1,200	
6	1242	WD DECK A	0	100	10	10	100.00	SF	13.50	13.50	100	1990	1990	3	20	270	
7	1242	WD DECK A	0	100	0	0	262.00	SF	10.00	10.00	100	1990	1990	3	20	524	
8	1126	CB/STC 8"	0	100	0	0	82.00	SF	8.00	8.00	100	2010	2010	3	90	590	

LAND DESCRIPTION			TOTAL OB/XF 6,743														
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-1	70.00	200.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	103.3900	103.39	199,026	1975	1980		0	0	20.13	79.87

1 SINGLE FAM - 100% - 2024

Heated Area: 1628

HX Base Yr 2024

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828 N 15TH ST, FERNANDINA BEACH												05/08/2025 MLU			
												BUILDING NOTES			
												BUILDING DIMENSIONS			
												BAS=[YR=1993] W22 FGR=[YR=1993] W22 S24 E22 N24\$ S24			
												FOP=[YR=1993] S4 E6 N4 W6\$ E22 N24\$ PTR=E20 FUS=[YR=1993]			
												E44 S24 W22 S2 W22 N26\$ W20\$.			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7524	REPAIR/RRF	600	02/03/1993
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2634/1434	4/28/2023	WD Q	I 01 450,000
GRANTOR: WATKINS JEANINE &			
GRANTEE: FERRAZZA MARY JO ET			
2618/0882	2/07/2023	FJ U	I 11 0
GRANTOR: WATKINS BILLY RAY EST			
GRANTEE: WATKINS JEANINE & E			