PT OF LOT 163
IN OR 296/632
OUTLOTS SUB UNRECORDED

THOMPSON CLARA
1428 S 15TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0163-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

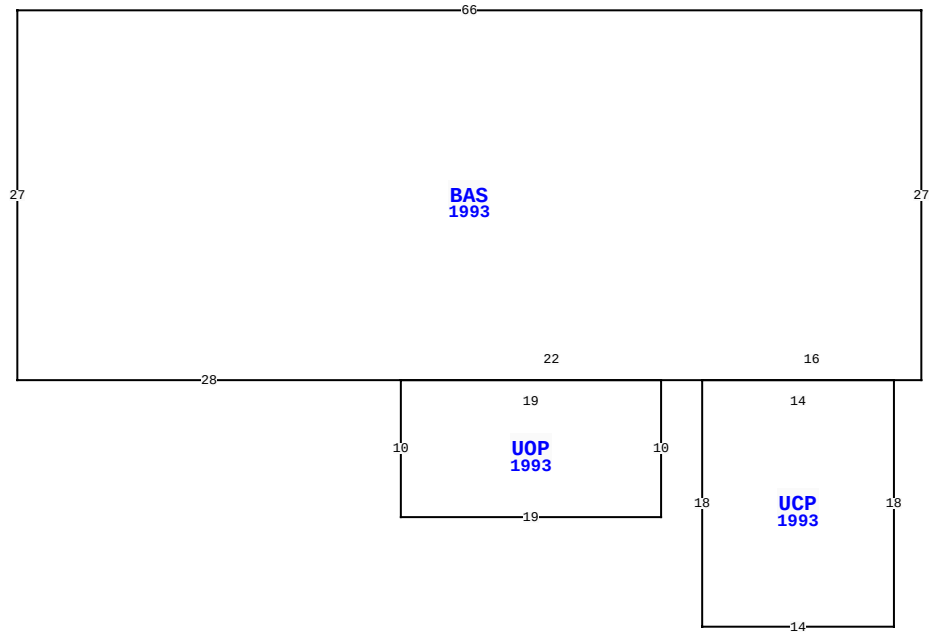
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	45,847
UCP	252	20	1993	50	1,286
UOP	190	25	1993	48	1,235
TOTALS	2,224			1,880	48,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,880	107.2000	85.76	161,229	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1782 HX Base Yr 1989



1428 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		48,369
TOTAL MARKET OB/XF VALUE		1,415
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		149,784
SOH/AGL Deduction		98,668
ASSESSED VALUE		51,116
TOTAL EXEMPTION VALUE	HX HB	26,116
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		149,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7377	NEW CONSTR	5,352	07/09/1991
5405	NEW CONSTR	0	09/28/1988
2741	H/AC	0	09/28/1988
3212	NEW CONSTR	0	09/28/1988
5190	NEW CONSTR	45,000	09/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0296/0632	8/01/1979	WD	Q	V		7,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E28 UOP=[YR=1993] S10 E19 N10 W19$ E22
UCP=[YR=1993] S18 E14 N18 W14$ E16 N27$.

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	0511	GARAGE CB-	0	100	0	0	96.00	SF	40.00	40.00	100	1980	1980	3	30	1,152	
2	0810	CONCRETE A	0	100	15	9	135.00	SF	6.50	6.50	100	1980	1980	3	30	263	

LAND DESCRIPTION

TOTAL OB/XF 1,415

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		RG-2	90.00	202.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS