LOT 15
SEA CASTLES PB 4/100

ROAN MANAGEMENT LLC
1417 SADLER RD PMB#265
FERNANDINA BEACH, FL 32034

2025

00-00-31-1670-0015-0000

BUILDING CHARACTERISTICS

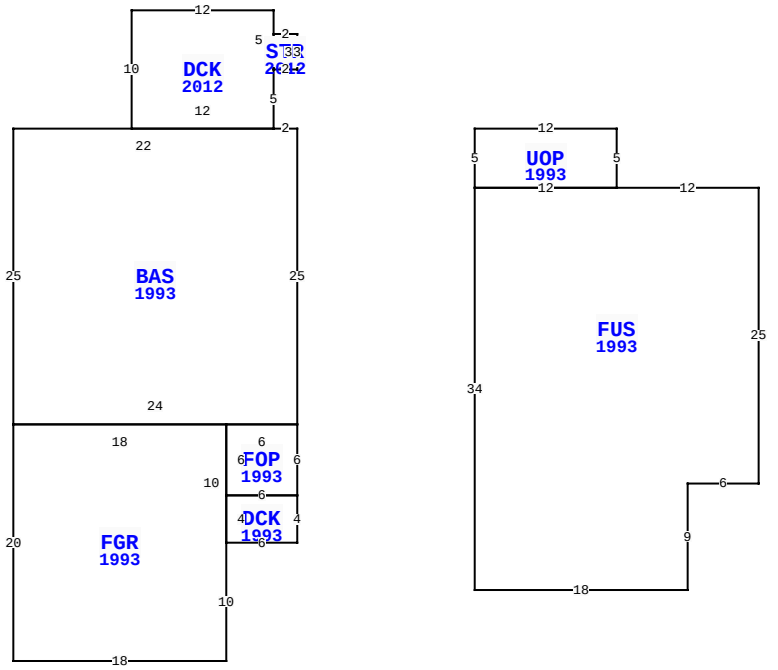
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	90,282
DCK	24	10	1993	2	301
DCK	120	10	2012	12	1,806
FGR	360	55	1993	198	29,793
FOP	36	30	1993	11	1,655
FUS	762	100	1993	762	114,658
STR	6	10	2012	1	151
UOP	60	20	1993	12	1,806
TOTALS	1,968			1,598	240,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,598	185.8848	185.88	297,036	1982	1982	0	0	0	19.05	80.95

1 TOWNHOUSE – 0% - 0 Heated Area: 1362 HX Base Yr



3165 1ST AV 15, FERNANDINA BEACH

BLD DATE	09/25/2012 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,451
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	540,451
SOH/AGL Deduction	146,284
ASSESSED VALUE	394,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,167
TOTAL JUST VALUE	540,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/1080	6/15/2021	WD	U	I	30	363,800
GRANTOR: MERGENS ROBERT L JR &						
GRANTEE: ROAN MANAGEMENT LLC						
2471/0565	6/07/2021	WD	U	I	11	100
GRANTOR: MCGILL MATTHEW & JOAN						
GRANTEE: MERGENS ROBERT L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=2012] N5 STR=[YR=2012] E2 N3 W2 S3$ N5 W12 S10 E12$W22 S25 FGR=[YR=1993] S20 E18 N10 DCK=[YR=1993] E6 N4 FOP=[YR=1993] N6 W6 S6 E6$ W6 S4$ N10 W18$ E24 N25$ PTR=E15 UOP=[YR=1993] E12 S5 FUS=[YR=1993] E12 S25 W6 S9 W18 N34 E12$ W12 N5$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS