LOTS 12 13 14 & N 90 FT OF
LOTS 15 33 & PT OF LOT 16
IN OR 384/577 & OR 370/121 &

SIKES MARY E EST
C/O MARY ELIZABETH DOUGLAS, 145 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1690-0012-0000

BUILDING CHARACTERISTICS

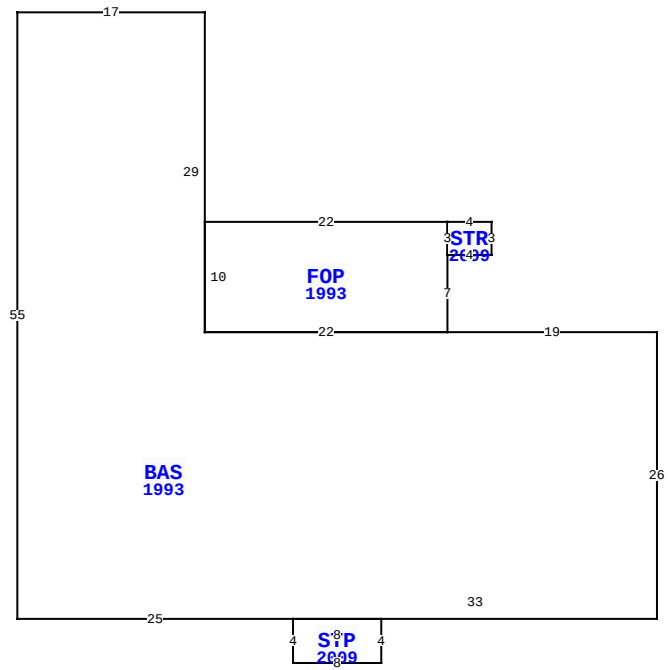
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	1993	2,001	168,252
FOP	220	30	1993	66	5,550
STP	32	10	2009	3	252
STR	12	10	2009	1	84
TOTALS	2,265			2,071	174,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,071	107.8000	107.80	223,254	1977	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2001 HX Base Yr 2023



145 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,138
TOTAL MARKET OB/XF VALUE		20,649
TOTAL LAND VALUE - MARKET		337,500
TOTAL MARKET VALUE		532,287
SOH/AGL Deduction		0
ASSESSED VALUE		532,287
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		476,565
TOTAL JUST VALUE		532,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120580	RE-ROOF	8,985	04/09/2012
20100563	REPAIR/RRF	3,000	04/06/2010
20090933	REPAIR/RRF	3,000	07/16/2009
5569	ADDITION	25,000	09/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0384/0577	4/01/1983	WD	Q	V		4,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FOP=[YR=1993] N7 STR=[YR=2009] E4N3W4S3$N3 W22S10E22$ W22N29W17S55E25 STP=[YR=2009] S4E8N4 W8$ E33N26$.

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	100	0	0	735.00	SF	6.50	6.50	100	1977	1977	3	27	1,290	
2	0810	CONCRETE A	0	100	0	0	2,800.00	SF	6.50	6.50	100	1987	1987	3	49.5	9,009	
3	1242	WD DECK A	0	100	22	22	484.00	SF	10.00	10.00	100	2009	2009	3	35	1,694	
4	0350	CARPORT WD	0	100	26	10	260.00	SF	13.00	13.00	100	1989	1989	3	20	676	
5	0510	GARAGE WD-	0	100	30	38	1,140.00	SF	35.00	35.00	100	1989	1989	3	20	7,980	

LAND DESCRIPTION

TOTAL OB/XF 20,649

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	0006	R-1	90.00	340.00	1.00	LT		1.00	1.00	1.50	225,000.00	337,500.00	337,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 07/30/2025 BY SYS