

S27 FT OF LOT 36 (S-1 & S-2) &
LOT 37 OR 1225/894
REPLAT SORENSON TERRACE PB2/59

BALLARD RICHARD & LORI
105 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1690-0036-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	414	100	1993	414	29,985
BAS	1,394	100	1993	1,394	100,964
FOP	45	30	1993	14	1,014
FOP	180	30	2008	54	3,911
STR	45	10	2008	4	289
UCP	380	20	2008	76	5,505
UDG	200	55	1993	110	7,967
UOP	192	20	2008	38	2,752
USP	132	30	2008	40	2,897
UST	130	45	2008	58	4,201

TOTALS	3,112			2,202	159,486
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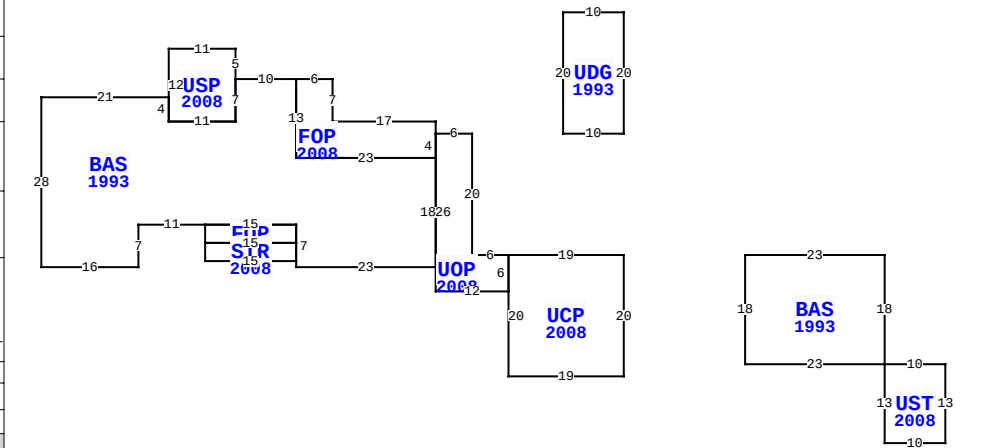
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
2	0811	CONCRETE B	0	100	0	0	577.00	SF	5.20	5.20	100	1993	1993	3	64	1,920	
3	0940	SHEDS/PORT	0	100	10	15	150.00	SF	30.00	30.00	100	2008	2008	3	31	1,395	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	122.00	100.00	2.00	LT		1.00	1.00	0.75	225,000.00	168,750.00	337,500							

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,202	103.0960	103.10	227,026	1950	1975	0	0	0	29.75	70.25		
1 SINGLE FAM - 100% - 2005					Heated Area: 1808					HX Base Yr 2005				



105 N 15TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY												PAGE 1 of 1				2
VALUATION SUMMARY												STANDARD				
VALUATION BY												STANDARD				
Tax Group: 2												Tax Dist:				
BUILDING MARKET VALUE												159,486				
TOTAL MARKET OB/XF VALUE												4,015				
TOTAL LAND VALUE - MARKET												337,500				
TOTAL MARKET VALUE												501,001				
SOH/AGL Deduction												347,995				
ASSESSED VALUE												153,006				
TOTAL EXEMPTION VALUE												50,722				
BASE TAXABLE VALUE												102,284				
TOTAL JUST VALUE												501,001				
NCON VALUE												0				
INCOME VALUE																
PREVIOUS YEAR MKT VALUE												494,337				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052210	XFOB	5,000	07/13/2005
20051444	ELEC OTHER	0	03/23/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1225/0894	4/27/2004	WD	Q	I		249,500	
GRANTOR: JONES HOEL E & KAREN							
GRANTEE: BALLARD RICHARD & L							
0919/0665	2/09/2000	WD	U	I	09	135,000	
GRANTOR: LOCKWOOD MATHEW J & B							
GRANTEE: JONES HOEL E & KARE							

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2008] W19 UOP=[YR=2008] W6 N20 W6 FOP=[YR=2008] N2 W17 N7 W6 BAS=[YR=1993] W10 USP=[YR=2008] N5 W11 S12 E11 N7\$ S7 W11 N4 W21 S28 E16 N7 E11 FOP=[YR=1993] S3 STR=[YR=2008] S3 E15 N3 W15\$ E15 N3 W15\$ E15 S7 E23 N18 W23 N13\$ S13 E23 N4\$ S26 E12 N6\$ S20 E19 N20\$ PTR=E20 BAS=[YR=1993] E23 S18 UST=[YR=2008] E10 S13 W10 N13\$ W23 N18\$ W20\$ PTR=N20 UDG=[YR=1993] N20 W10 S20 E10\$ S20\$.