BLOCK 33 LOT 14
OR 242 PG 86
CITY OF FDNA BEACH

THOMPSON EVA MAE MOORE
96185 MT ZION LOOP
YULEE, FL 32097

2025

00-00-31-1800-0033-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

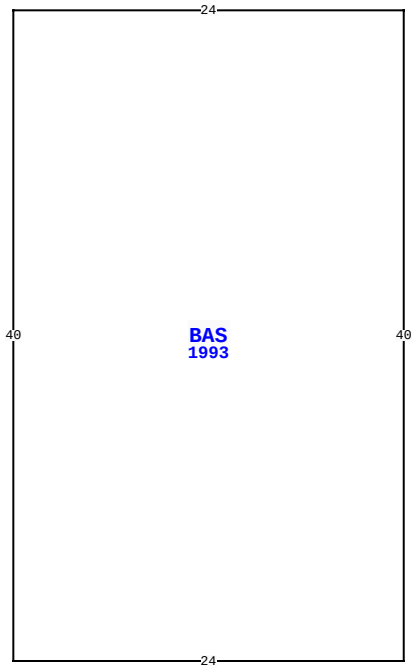
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	82,573
TOTALS	960			960	82,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	103.6260	103.63	99,485	1974	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



515 CALHOUN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	82,573
TOTAL MARKET OB/XF VALUE	1,934
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	297,007
SOH/AGL Deduction	52,451
ASSESSED VALUE	244,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,556
TOTAL JUST VALUE	297,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984070	EMERGENCY REROOF	800	07/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0242/0086	4/01/1977	QC	U	I		18,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S40 E24 N40$.

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	0	0	0	319.00	SF	6.50	6.50	100	1974	1974	3	24	498	
2	0810	CONCRETE A	0	0	0	0	452.00	SF	6.50	6.50	100	1985	1985	3	44	1,293	
3	0810	CONCRETE A	0	0	25	2	50.00	SF	6.50	6.50	100	1985	1985	3	44	143	

LAND DESCRIPTION

TOTAL OB/XF 1,934

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-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS