BLOCK 213 PT OF LOT 9 (S-5)
& S 61' OF E100' OF W130' OF
LOT 9 (S-6)

CUETO DANAE
15421 SW 156 AVENUE
MIAMI, FL 33186

2025

00-00-31-1800-0213-0095

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
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		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

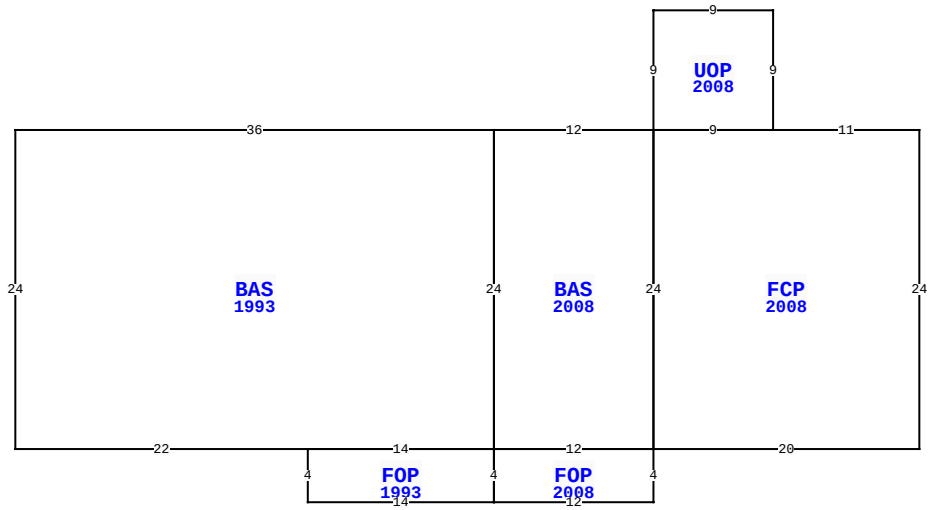
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	73,555
BAS	288	100	2008	288	24,518
FCP	480	25	2008	120	10,216
FOP	56	30	1993	17	1,447
FOP	48	30	2008	14	1,192
UOP	81	20	2008	16	1,362
TOTALS	1,817			1,319	112,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,319	125.3772	125.38	165,376	1965	1980	0	0	0	32.10	67.90

1 SINGLE FAM – 0% - 2024 Heated Area: 1152 HX Base Yr



820 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/02/2014	KK	LGL DATE		
XF DATE			LAND DATE	05/07/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	112,290
TOTAL MARKET OB/XF VALUE	7,638
TOTAL LAND VALUE - MARKET	329,400
TOTAL MARKET VALUE	449,328
SOH/AGL Deduction	27,199
ASSESSED VALUE	422,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,129
TOTAL JUST VALUE	449,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010007	XFOB	1,000	06/06/2001
8934	XFOB	1,500	03/16/1995
6985	REPAIR/RRF	500	04/06/1992
6038	REPAIR/RRF	2,000	06/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1925	7/27/2023	WD	Q	I	01	455,000
GRANTOR: ANCRUM JANICE						
GRANTEE: CUETO DANAE						
2612/1696	1/09/2023	FJ	U	I	11	0
GRANTOR: ANCRUM HAMPY LOUIS II						
GRANTEE: ANCRUM JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2008] W11 UOP=[YR=2008] N9W9S9E9$ W9BAS=[YR=2008] W12 BAS=[YR=1993] W36S24 E22 FOP=[YR=1993] S4E14 FOP=[YR=2008] E12 N4W12S4$N4W14$E14 N24$ S24E12 N24$ S24E20N24$.

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	48	36	1,728.00	SF	6.50	6.50	100	1995	1995	3	68	7,638	

LAND DESCRIPTION

TOTAL OB/XF 7,638

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	61.00	100.00	61.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	164,700							
2	000100	C	RES	0	0006	R-2	61.00	100.00	61.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	164,700							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 329,400 Market: 0 Agricultural: 0 Common: 329,400 PRINTED 07/30/2025 BY SYS