BLOCK 238 E75 FT OF S100 FT
OF LOT 5
CITY OF FDNA BEACH

DECANIO W J & VIVIAN FAMILY TRUST/DECANIO WILFRED
96697 CESSNA RD
YULEE, FL 32097

2025

00-00-31-1800-0238-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

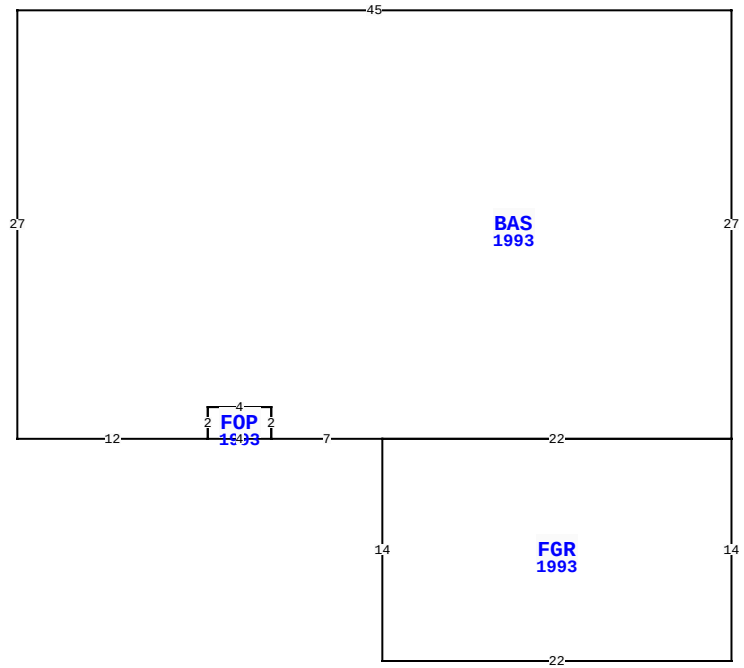
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,207	100	1993	1,207	131,084
FGR	308	55	1993	169	18,354
FOP	8	30	1993	2	217
TOTALS	1,523			1,378	149,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,378	120.6660	120.67	166,283	1984	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 0% - 0 Heated Area: 1207 HX Base Yr



1315 LIME ST, FERNANDINA BEACH

BLD DATE		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	149,655
TOTAL MARKET OB/XF VALUE	2,873
TOTAL LAND VALUE - MARKET	172,125
TOTAL MARKET VALUE	324,653
SOH/AGL Deduction	29,026
ASSESSED VALUE	295,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,627
TOTAL JUST VALUE	324,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610103	REPAIR/RRF	9,987	10/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2410/1577	11/19/2020	WD	Q	I	01	253,000
GRANTOR: BARBEE FLORANCE L/E						
GRANTEE: DECANIO W J & VIVIN						
2223/0495	9/13/2018	LE	U	I	11	100
GRANTOR: CHURCHILL FLORANCE N/						
GRANTEE: PURSELL DAVID S & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S27 E12 FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E7 FGR=[YR=1993] S14 E22 N14 W22 $ E22 N27 $.

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	75	10	750.00	SF	6.50	6.50	100	1984	1984	3	41	1,999	
2	0810	CONCRETE A	0	0	12	16	192.00	SF	6.50	6.50	100	1996	1996	3	70	874	

LAND DESCRIPTION

TOTAL OB/XF 2,873

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	75.00	100.00	75.00	FF		1.00	1.00	0.85	2,700.00	2,295.00	172,125							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 172,125 Market: 0 Agricultural: 0 Common: 172,125 PRINTED 07/30/2025 BY SYS