BLK 254 N 38 FT OF E 100
FT OF LOT 9 & S 37 FT OF E
100 FT OF LOT 8

CHAPLIN LINDA T L/E/
1011 N 15TH STREET
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0254-0082**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

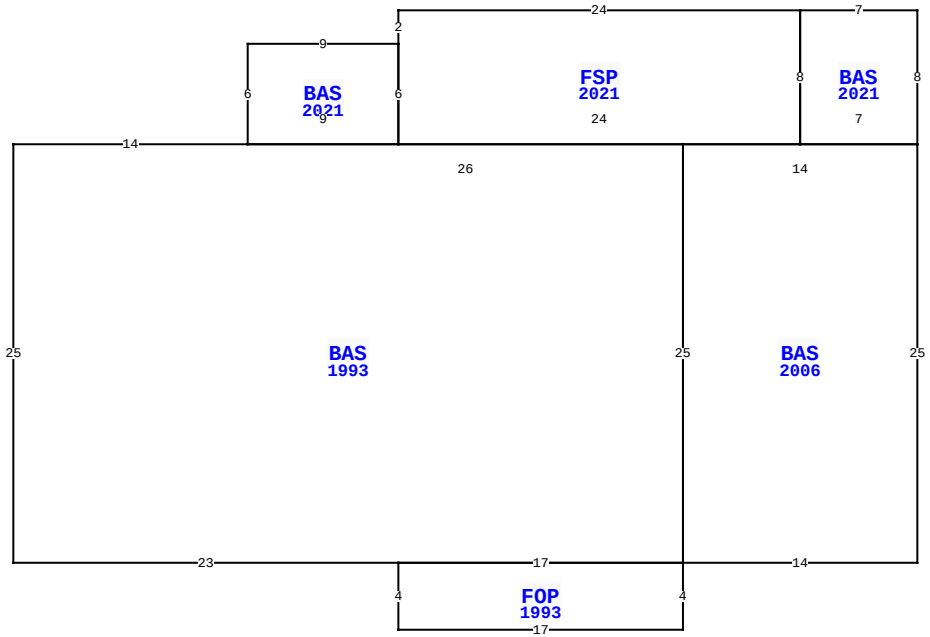
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,000 | 100 | 1993 | 1,000 | 100,964 |
| BAS | 350 | 100 | 2006 | 350 | 35,337 |
| BAS | 54 | 100 | 2021 | 54 | 5,452 |
| BAS | 56 | 100 | 2021 | 56 | 5,654 |
| FOP | 68 | 30 | 1993 | 20 | 2,019 |
| FSP | 192 | 40 | 2021 | 77 | 7,774 |
| TOTALS | 1,720 | | | 1,557 | 157,201 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,557 | 117.4020 | 117.40 | 182,792 | 1974 | 1995 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SINGLE FAM – 100% - 1989 Heated Area: 1460 HX Base Yr 1989




1011 N 15TH ST, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 157,201 |
| TOTAL MARKET OB/XF VALUE | | 3,861 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 341,062 |
| SOH/AGL Deduction | | 229,562 |
| ASSESSED VALUE | | 111,500 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 60,778 |
| TOTAL JUST VALUE | | 341,062 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 329,106 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200824 | ADDITION | 0 | 11/18/2020 |
| 20040232 | REPAIR/RRF | 3,000 | 02/10/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2651/540 | 6/29/2023 | WD | U | I | 11 | 100 |
| GRANTOR: CHAPLIN LINDA T | | | | | | |
| GRANTEE: SMITH CANDACE | | | | | | |
| 0558/1172 | 12/13/1988 | WD | Q | I | | 48,000 |
| GRANTOR: SAULS ROLEN E | | | | | | |
| GRANTEE: CHAPLIN LINDA T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W7 FSP=[YR=2021] W24 S2 BAS=[YR=2021] W9 S6 BAS=[YR=1993] W14 S25 E23 FOP=[YR=1993] S4 E17 N4 W17 $ E17 BAS=[YR=2006] E14 N25 W14 S25$ N25 W26$ E9 N6$ S6 E24 N8$ S8 E7 N8$.

## 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 | 51 | 10 | 510.00 | SF | 6.50 | 6.50 | 100 | 1974 | 1974 | 3 | 24 | 796 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 302.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 2,990 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 16 | 3 | 48.00 | SF | 6.50 | 6.50 | 100 | 1974 | 1974 | 3 | 24 | 75 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,861

| 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 | 75.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |

REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS