BLOCK 254 N75 FT OF S134 FT OF
E100 FT OF LOT 9
CITY OF FDNA BEACH

MCCRANIE CHRISTOPHER D
1009 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0091

BUILDING CHARACTERISTICS

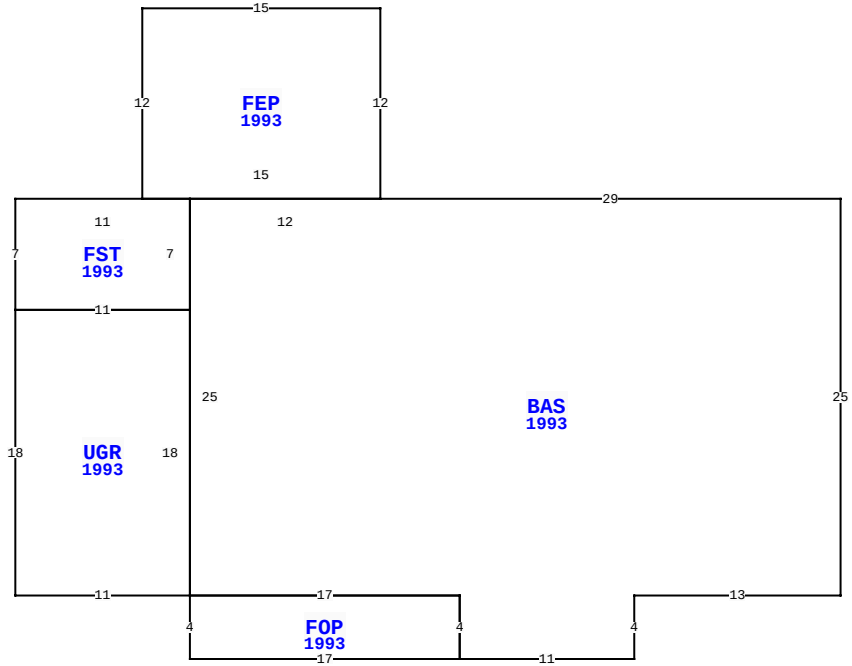
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,069	100	1993	1,069	112,012
FEP	180	80	1993	144	15,089
FOP	68	30	1993	20	2,095
FST	77	55	1993	42	4,401
UGR	198	45	1993	89	9,326
TOTALS	1,592			1,364	142,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,364	142.5632	142.56	194,452	1970	1980	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1069 HX Base Yr 2025



1009 N 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,922
TOTAL MARKET OB/XF VALUE		3,804
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		326,726
SOH/AGL Deduction		0
ASSESSED VALUE		326,726
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,004
TOTAL JUST VALUE		326,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002878	REPAIR/RRF	1,500	05/05/2000
7880	ADDITION	3,700	09/09/1993
6335	REMODEL	1,200	01/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1924	7/09/2024	WD	Q	I	01	425,000
GRANTOR: SCHOELEN LIVING TRUST						
GRANTEE: MCCRANIE CHRISTOPHE						
2468/0782	3/16/2021	WD	U	I	11	100
GRANTOR: SCHOELEN JAMES C & EL						
GRANTEE: SCHOELEN LIVING TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FEP=[YR=1993] N12 W15 S12 E15$ W12
FST=[YR=1993] W11S7 UGR=[YR=1993] S18 E11 FOP=[YR=1993] S4
E17 N4 W17$ N18 W11$ E11N7$ S25 E17 S4 E11 N4 E13 N25$.

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	50	8	400.00	SF	6.50	6.50	100	1970	1970	3	20	520	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1970	1970	3	20	98	
3	0855	CONC PAVER	0	100	0	0	362.00	SF	10.00	10.00	100	2008	2008	3	88	3,186	

LAND DESCRIPTION

TOTAL OB/XF 3,804

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS