

BLOCK 254 N75 FT OF S156 FT OF
E100 FT OF LOT 10
CITY OF FDNA BEACH

MEADOWS RICHARD B & ELIZABETH H
1005 N 15TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

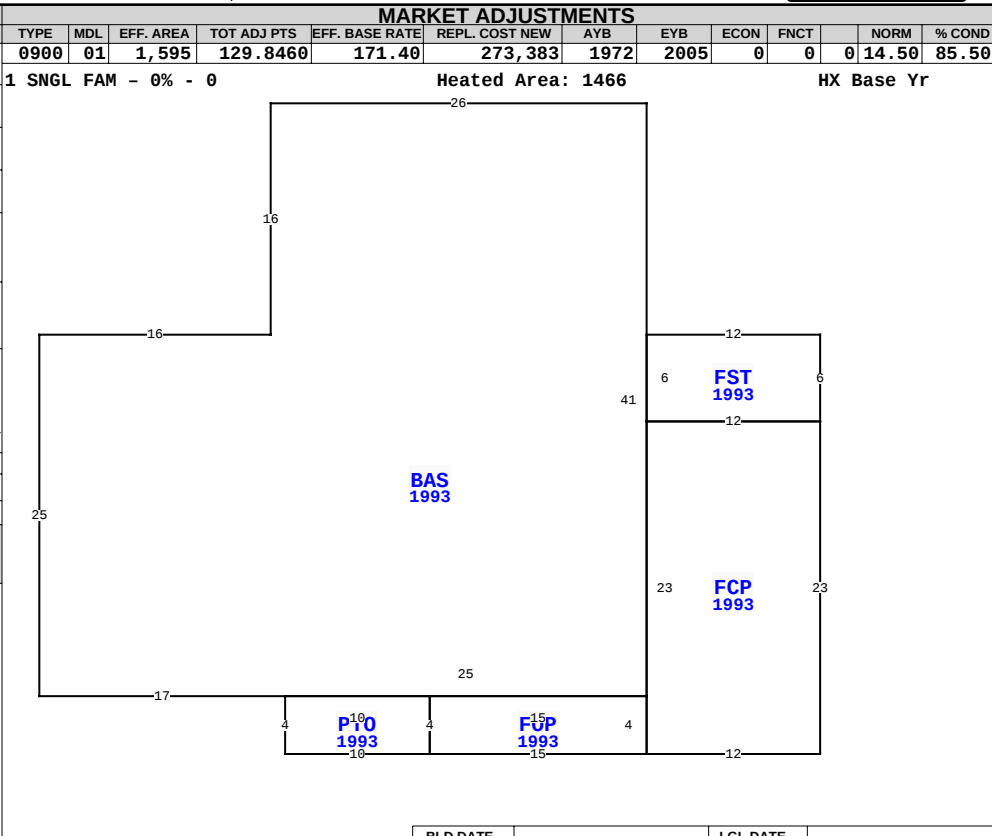
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100	1993	1,466	214,838
FCP	276	25	1993	69	10,112
FOP	60	30	1993	18	2,638
FST	72	55	1993	40	5,862
PTO	40	5	1993	2	293

TOTALS	1,914			1,595	233,742
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	56	8	448.00	SF	6.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50
4	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	75.00	100.00	1.00

REVIEW DATE 05/12/2019 BY KBA



1005 N 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	56	8	448.00	SF	6.50	6.50	100	1972	1972	3	22	641	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	1990	1990	3	57	148	
4	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	1985	1985	3	20	360	

TOTAL OB/XF													2,689		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000.00				

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		233,742	
TOTAL MARKET OB/XF VALUE		2,689	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		416,431	
SOH/AGL Deduction		33,741	
ASSESSED VALUE		382,690	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		382,690	
TOTAL JUST VALUE		416,431	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112017	ELEC OTHER	200	11/09/2011
20033211	REPAIR/RRF	2,000	06/06/2003
20020901	ELEC OTHER	0	05/28/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2421/0461	12/18/2020	WD	Q	I	01	300,000	
GRANTOR: NANCE JOHN D & NATALI							
GRANTEE: MEADOWS RICHARD B &							
1401/1907	4/06/2006	WD	Q	I		190,000	
GRANTOR: ERICKSEN TODD S							
GRANTEE: NANCE JOHN D & BLAC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 S16 W16 S25 E17 PTO=[YR=1993] S4 E10									
FOP=[YR=1993] E15 FCP=[YR=1993] E12 N23 FST=[YR=1993] N6 W12									
S6 E12 \$ W12 S23 \$ N4 W15 S4 \$ N4W10 \$ E25 N41 \$.									

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