

BLOCK 254 S 81 FT OF E 100 FT
OF LOT 10
IN OR 838/373

ALLAN ANDREW S III & TRINA S
1003 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

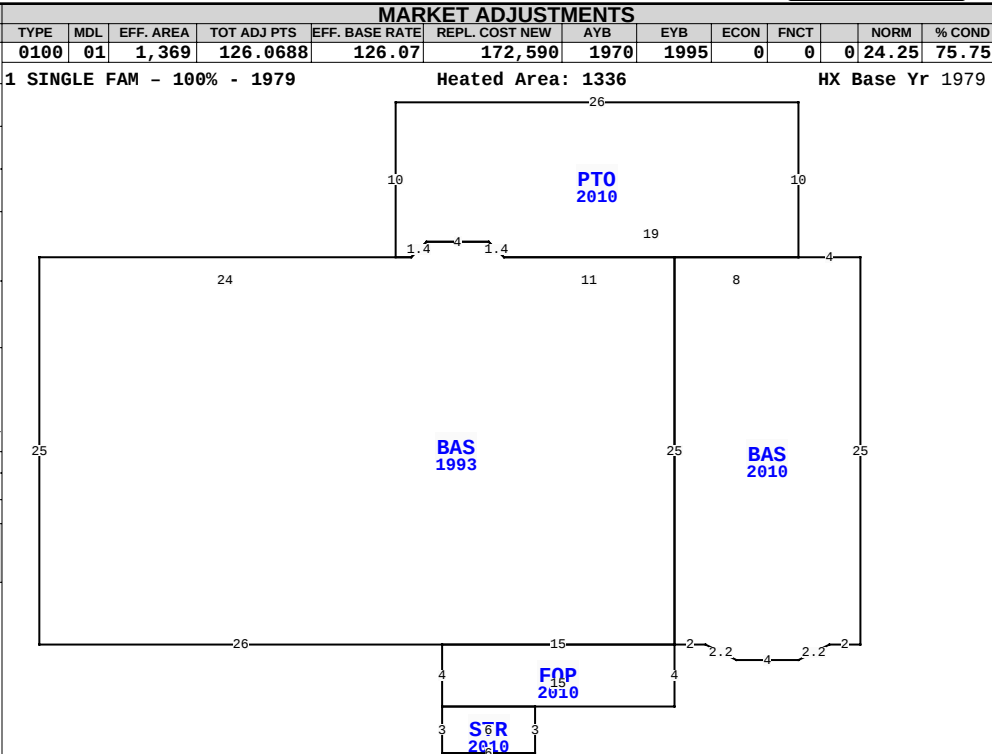
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,030	100	1993	1,030	98,363
BAS	306	100	2010	306	29,222
FOP	60	30	2010	18	1,719
PTO	255	5	2010	13	1,242
STR	18	10	2010	2	191

TOTALS	1,669			1,369	130,737
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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	100	73	9	657.00	SF	6.50
2	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	81.00	100.00	1.00



1003 N 15TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			130,737
TOTAL MARKET OB/XF VALUE			5,433
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			316,170
SOH/AGL Deduction			221,593
ASSESSED VALUE			94,577
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			43,855
TOTAL JUST VALUE			316,170
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101972	REPAIR/RRF	6,979	11/15/2010
2004367	XFOB	2,000	11/16/2000
2004096	REPAIR/RRF	4,000	10/06/2000
984411	REMODEL	2,500	10/19/1998
B005284	REPAIR/RRF	0	03/27/1989
5284	REPAIR/RRF	2,383	03/27/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0838/0373	6/18/1998	WD	Q	I	06	100	
GRANTOR: ALLAN TRINIA S							
GRANTEE: ALLAN ANDREW S III							
0665/0870	8/21/1992	QC	U	I	10	100	
GRANTOR: ALLAN ANDREW S III							
GRANTEE: ALLAN TRINA S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W4 PTO=[YR=2010] N10W26S10E1 U1 R1 E4 R1 D1 E19\$ W8 BAS=[YR=1993] W11 U1 L1 W4 D1 L1 W24 S25E26 FOP=[YR=2010] S4 STR=[YR=2010] S3E6N3W6\$ E15N4W15\$ E15N25\$ S25E2 D1 R2 E4 U1 R2 E2N25\$.									