BLOCK 255 ALL OF LOT 6 &
EX N 120' OF LOT 6 &
INCLUDING N27.43' OF LOT 7

BENDER MARIA J
923 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0255-0064

BUILDING CHARACTERISTICS

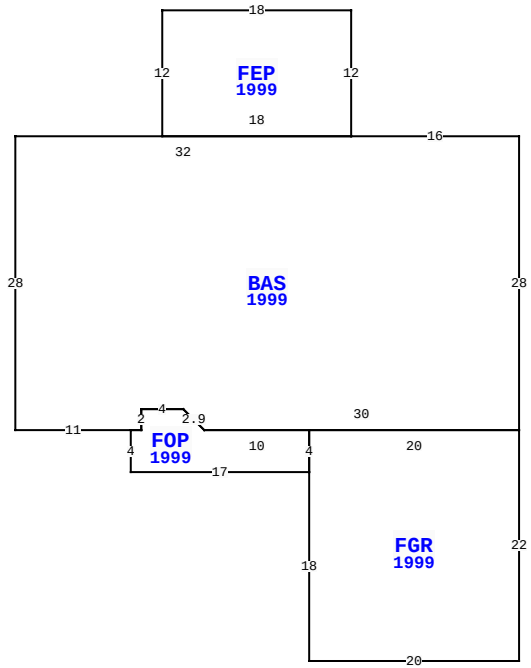
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1,334	100	1999	1,334	123,261
FEP	216	80	1999	173	15,985
FGR	440	55	1999	242	22,361
FOP	78	30	1999	23	2,125
TOTALS	2,068			1,772	163,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	105.6000	105.60	187,123	1999	1999	0	0	0	12.50	87.50

1 SINGLE FAM – 0% - 0 Heated Area: 1334 HX Base Yr



923 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	163,733
TOTAL MARKET OB/XF VALUE	5,688
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	394,421
SOH/AGL Deduction	57,279
ASSESSED VALUE	337,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,142
TOTAL JUST VALUE	394,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990304	NEW CONSTR	91,868	04/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1907/0969	3/14/2014	WD	Q	I	02	196,000
GRANTOR: PAWLOWSKI BRUCE ANTHO						
GRANTEE: BENDER MARIA J						
1339/1044	8/05/2005	WD	Q	I		200,000
GRANTOR: HELLER GLENDA						
GRANTEE: PAWLOWSKI BRUCE ANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 FEP=[YR=1999] N12 W18 S12 E18 $ W32 S28 E11 FOP=[YR=1999] S4 E17 FGR=[YR=1999] S18 E20 N22 W20 S4 $ N4 W10 U2 L2 W4 S2 W1$ E1 N2 E4 D2 R2 E30 N28$.

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	0	0	945.00	SF	6.50	6.50	100	1999	1999	3	75	4,607	
2	0810	CONCRETE A	0	0	18	12	216.00	SF	6.50	6.50	100	2000	2000	3	77	1,081	

LAND DESCRIPTION

TOTAL OB/XF 5,688

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-1	79.00	230.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS