

BLOCK 255 N78.85 FT OF S157.70
FT OF LOT 8 IN OR 1985/1484
CITY OF FDNA BEACH

JONES HERMAN ANDRE
905 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0255-0081



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	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100	1998	1,310	123,999
FGR	400	55	1998	220	20,824
FOP	116	30	1998	35	3,313
SFB	220	80	2013	176	16,660
TOTALS	2,046			1,741	164,796

EXTRA FEATURES					
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	100	0	0	590.00	SF	13.00	13.00	100	2006	2006	3	24	1,841	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	73	76	
4	0810	CONCRETE A	0	100	2	4	8.00	SF	6.50	6.50	100	1998	1998	3	73	38	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	73	76	
6	0810	CONCRETE A	0	100	3	34	102.00	SF	6.50	6.50	100	1998	1998	3	73	484	
7	0810	CONCRETE A	0	100	16	58	928.00	SF	6.50	6.50	100	1998	1998	3	73	4,403	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-1	79.00	230.00	1.00	LT		1.00	1.00	0.90	225,000.00	202,500.00	202,500

REVIEW DATE	09/11/2019	BY	DJA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,741	108.8000	108.80	189,421	1998	1998	0	0	0	13.00	87.00	
1 SINGLE FAM - 100% - 2016 Heated Area: 1486 HX Base Yr 2016													
905 N 15TH ST, FERNANDINA BEACH													

TOTAL OB/XF 9,718													
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		164,796	
TOTAL MARKET OB/XF VALUE		9,718	
TOTAL LAND VALUE - MARKET		202,500	
TOTAL MARKET VALUE		377,014	
SOH/AGL Deduction		171,336	
ASSESSED VALUE		205,678	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		149,956	
TOTAL JUST VALUE		377,014	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040467	H/AC	3,000	03/11/2004
983107	NEW CONSTR	70,000	01/30/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1985/1484	6/12/2015	WD	Q	I	01	194,000
GRANTOR: REGISTER INVESCO LLC						
GRANTEE: JONES HERMAN ANDRE						
1953/1523	12/22/2014	CT	U	I	18	117,000
GRANTOR: CLERK OF COURT						
GRANTEE: REGISTER INVESCO LL						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1998] W15 SFB=[YR=2013] N10 W22 S10 E22 \$ W36 S26 FGR=[YR=1998] S20 E20 N15 FOP=[YR=1998] E20 N5 W3 N4 W4 S4 W13 S5 \$ N5 W20 \$ E33 N4 E4 S4 E14 N26 \$.																	