



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	12	HARDWOOD 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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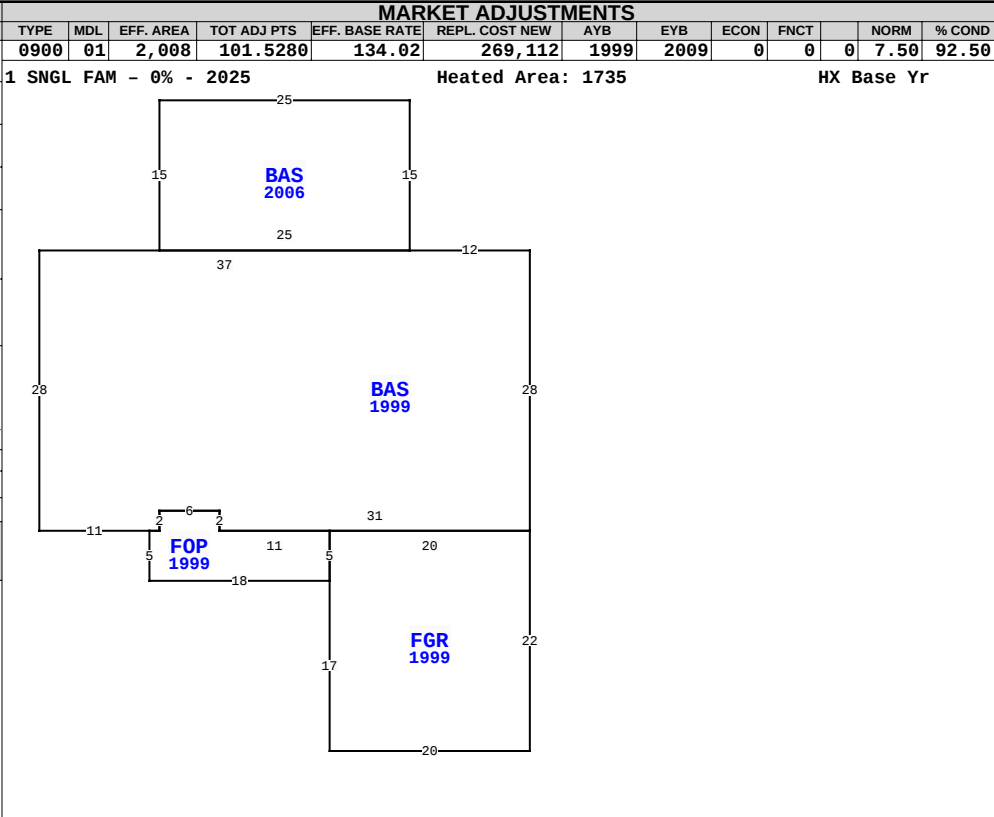
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1999	1,360	168,597
BAS	375	100	2006	375	46,489
FGR	440	55	1999	242	30,001
FOP	102	30	1999	31	3,843

TOTALS	2,277			2,008	248,929
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0962	SKYLIGHT	0	0	0	0	1.00	UT	250.00
2	1242	WD DECK A	0	0	15	16	240.00	SF	10.00
3	0810	CONCRETE A	0	0	16	59	944.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50
5	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00
6	0940	SHEDS/PORT	0	0	21	12	252.00	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	79.00	230.00	1.00



901 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	0962	SKYLIGHT	0	0	0	0	1.00	UT	250.00	250.00	100	1999	1999	3	75	188	
2	1242	WD DECK A	0	0	15	16	240.00	SF	10.00	10.00	100	1999	1999	3	20	480	
3	0810	CONCRETE A	0	0	16	59	944.00	SF	6.50	6.50	100	1999	1999	3	75	4,602	
4	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	1999	1999	3	75	858	
5	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	2006	2006	3	86	430	
6	0940	SHEDS/PORT	0	0	21	12	252.00	SF	30.00	30.00	100	2006	2006	3	24	1,814	

TOTAL OB/XF													8,372	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
06 R-1	79.00	230.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	2			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		248,929	
TOTAL MARKET OB/XF VALUE		8,372	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		482,301	
SOH/AGL Deduction		0	
ASSESSED VALUE		482,301	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		482,301	
TOTAL JUST VALUE		482,301	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060296	H/AC	300	02/09/2006
20060236	ELEC OTHER	1,200	01/27/2006
20052368	ADDITION	30,000	08/04/2005
20040746	OTHER	3,000	04/16/2004
984243	NEW CONSTR	80,000	08/31/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2706/553	4/16/2024	WD	Q	I	02	525,000	
GRANTOR:WELLS JEREMY & NATALI							
GRANTEE:ZIMMERMAN IRIS P							
2405/0101	9/29/2020	WD	Q	I	01	335,000	
GRANTOR:BAILEY STEPHEN & SARA							
GRANTEE:WELLS JEREMY & NATA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W12 BAS=[YR=2006] N15 W25 S15 E25\$ W37 S28 E11 FOP=[YR=1999] S5 E18 FGR=[YR=1999] S17 E20 N22 W20 S5 \$ N5 W11 N2 W6 S2 W1 \$ E1 N2 E6 S2 E31 N28 \$.									