BLOCK 255 LOT N1/2 OF 10 &
S1/4 OF LOT 9
IN OR 1045/39 (EX OR 1939/429)

GORE JERRI LYNN
807 NORTH 15TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0255-0101

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

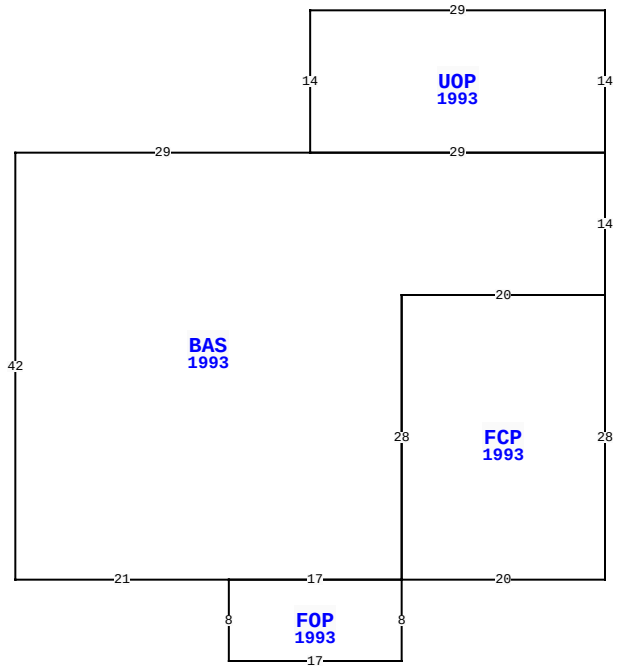
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1,876	100	1993	1,876	132,334
FCP	560	25	1993	140	9,875
FOP	136	30	1993	41	2,892
UOP	406	20	1993	81	5,714
TOTALS	2,978			2,138	150,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	119.5600	119.56	255,619	1962	1962	0	0	0	41.00	59.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1876 HX Base Yr 2023



807 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,815
TOTAL MARKET OB/XF VALUE		19,627
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		395,442
SOH/AGL Deduction		0
ASSESSED VALUE		395,442
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		339,720
TOTAL JUST VALUE		395,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032896	XFOB	3,000	04/11/2003
6293B	ADDITION	6,725	12/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/0525	2/01/2023	WD	U	I	11	100
GRANTOR: GORE ROBERT WAYNE						
GRANTEE: GORE ROBERT WAYNE &						
2579/0934	7/28/2022	WD	U	I	11	100
GRANTOR: GORE CHRISTY JEAN L/E						
GRANTEE: GORE ROBERT WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W29 S14 BAS=[YR=1993] W29 S42 E21 FOP=[YR=1993] S8 E17 N8 FCP=[YR=1993] E20 N28 W20 S28 $ W17 $ E17 N28 E20 N14 W29 $ E29 N14 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	23	805	
2	0811	CONCRETE B	0	100	0	0	885.00	SF	5.20	5.20	100	1962	1962	3	20	920	
3	0812	CONCRETE C	0	100	0	0	1,074.00	SF	4.00	4.00	100	1986	1986	3	47	2,019	
4	0810	CONCRETE A	0	100	0	0	126.00	SF	6.50	6.50	100	1990	1990	3	57	467	
5	0801	ASPHALT A	0	100	17	10	170.00	SF	3.00	3.00	100	1985	1985	3	50	255	
6	0511	GARAGE CB-	0	100	24	20	480.00	SF	40.00	40.00	100	1990	1990	3	57	10,944	
7	0510	GARAGE WD-	0	100	20	24	480.00	SF	24.85	24.85	100	1962	1962	3	20	2,386	
8	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1986	1986	3	20	576	
9	1123	CB 8"	0	100	0	0	126.00	SF	6.15	6.15	100	1962	1962	3	20	155	
10	1242	WD DECK A	0	100	0	0	500.00	SF	10.00	10.00	100	2005	2005	3	22	1,100	

TOTAL OB/XF 19,627

LAND DESCRIPTION

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	100	0006	R-1	129.00	230.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS