BLOCK 256 LOT S1/2 OF 6
CITY OF FDNA BEACH

PRITCHARD RHONDA L/E/
721 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0256-0062

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
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

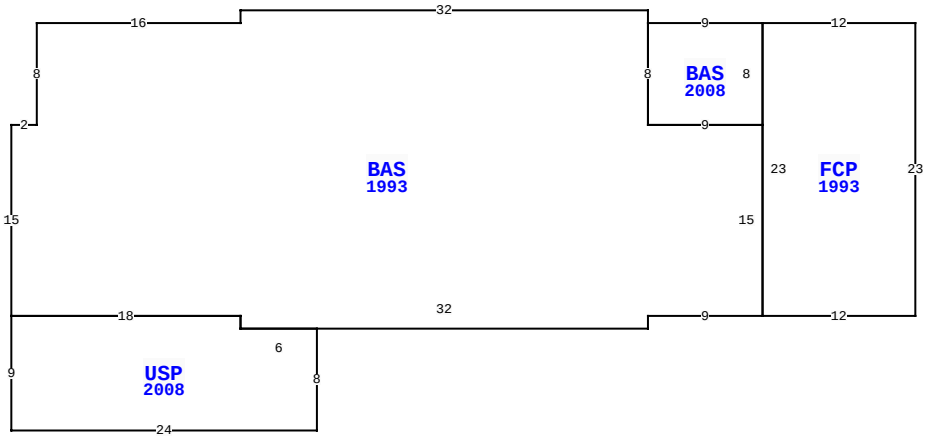
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100	1993	1,333	105,347
BAS	72	100	2008	72	5,690
FCP	276	25	1993	69	5,453
USP	210	30	2008	63	4,979
TOTALS	1,891			1,537	121,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,537	106.0800	106.08	163,045	1954	1974	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 1988 Heated Area: 1405 HX Base Yr 1988



721 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		121,469
TOTAL MARKET OB/XF VALUE		3,257
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		349,726
SOH/AGL Deduction		278,139
ASSESSED VALUE		71,587
TOTAL EXEMPTION VALUE	HX HB SX	71,587
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052844	TREE REMOVAL	0	10/12/2005
20042187	RE-ROOF	4,000	11/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1626	4/22/2021	QC	U	I	11	100
GRANTOR: PRITCHARD RHONDA						
GRANTEE: PRITCHARD TODD M &						
0509/0532	1/23/1987	WD	Q	I		41,500
GRANTOR: FOREHAND RAY						
GRANTEE: PRITCHARD RHONDA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W12 BAS=[YR=2008] W9 BAS=[YR=1993] N1 W32 S1 W16 S8 W2 S15 USP=[YR=2008] S9 E24 N8 W6 N1 W18$ E18 S1 E32 N1 E9 N15 W9 N8$ S8 E9 N8$ S23 E12 N23$.

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	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1970	1970	3	20	156	
3	0810	CONCRETE A	0	100	25	8	200.00	SF	6.50	6.50	100	1970	1970	3	20	260	
4	0940	SHEDS/PORT	0	100	15	8	120.00	SF	30.00	30.00	100	1984	1984	3	20	720	
5	0810	CONCRETE A	0	100	8	12	96.00	SF	6.50	6.50	100	1970	1970	3	20	125	
6	0801	ASPHALT A	0	100	19	16	304.00	SF	3.00	3.00	100	1980	1980	3	50	456	

LAND DESCRIPTION

TOTAL OB/XF 3,257

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	86.00	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