BLOCK 256 S75 FT OF LOT 7
IN OR 1661/194
CITY OF FDNA BEACH

REED JULIE VANZANT
709 N 15TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0256-0072**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

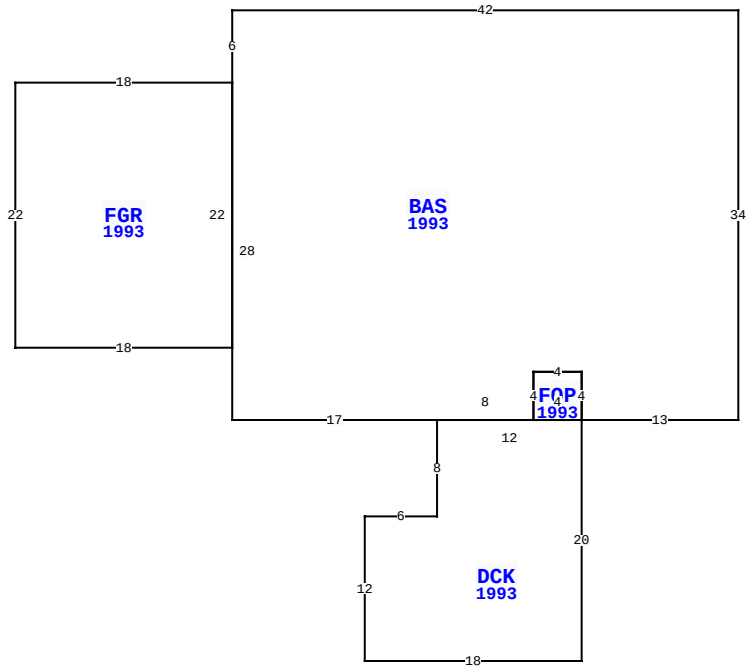
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 1,412 | 100 | 1993 | 1,412 | 127,715 |
| DCK | 312 | 10 | 1993 | 31 | 2,804 |
| FGR | 396 | 55 | 1993 | 218 | 19,718 |
| FOP | 16 | 30 | 1993 | 5 | 452 |
| TOTALS | 2,136 | | | 1,666 | 150,690 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,666 | 108.0000 | 108.00 | 179,928 | 1988 | 1988 | 0 | 0 | 0 | 16.25 | 83.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 1412 HX Base Yr 2010




709 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 | | 150,690 |
| TOTAL MARKET OB/XF VALUE | | 4,925 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 380,615 |
| SOH/AGL Deduction | | 239,491 |
| ASSESSED VALUE | | 141,124 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 90,402 |
| TOTAL JUST VALUE | | 380,615 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 373,684 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4587 | NEW CONSTR | 60,500 | 12/02/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1661/0194 | 10/10/2009 | QC | U | I | 30 | 100 |
| GRANTOR: VANZANT JOSEPH RAY | | | | | | |
| GRANTEE: REED JULIE VANZANT | | | | | | |
| 1641/1623 | 9/25/2009 | PR | U | I | 30 | 100 |
| GRANTOR: VANZANT JOSEPH RAY & | | | | | | |
| GRANTEE: VANZANT JOSEPH RAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W42 S6 FGR=[YR=1993] W18 S22 E18 N22 $ S28 E17
DCK=[YR=1993] S8W6 S12E18N20W12$E8 FOP=[YR=1993] E4N4W4 S4$
N4 E4 S4 E13N34 $ .

## 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 | 1988 | 1988 | 3 | 62 | 2,170 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 652.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 2,204 | |
| 3 | 0820 | WOOD WALK | 0 | 100 | 14 | 4 | 56.00 | SF | 11.75 | 11.75 | 100 | 1988 | 1988 | 3 | 40 | 263 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 6 | 48.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 288 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,925

| 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 | 75.00 | 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