BLOCK 256 S1/2 OF LOT 8
IN OR 2229/1011
CITY OF FDNA BEACH

GREEN VICTORIA P
631 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0256-0082

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 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

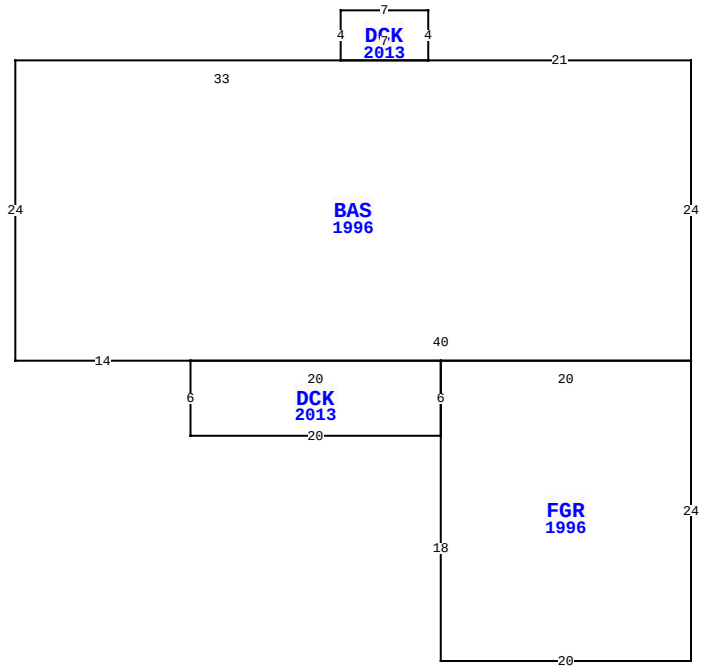
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1996	1,296	124,277
DCK	28	10	2013	3	288
DCK	120	10	2013	12	1,151
FGR	480	55	1996	264	25,316
TOTALS	1,924			1,575	151,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	111.1800	111.18	175,108	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1296 HX Base Yr 2016



631 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		151,031
TOTAL MARKET OB/XF VALUE		5,403
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		381,434
SOH/AGL Deduction		191,800
ASSESSED VALUE		189,634
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,912
TOTAL JUST VALUE		381,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160116	REMODEL	18,000	01/19/2016
20121246	RE-ROOF	7,400	06/25/2012
969811	NEW CONSTR	68,668	05/09/1996
4563B	DEMOLITION	15	11/10/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/1011	10/04/2018	QC	U	I	11	100
GRANTOR: HUFFMAN JOHN BRENTS						
GRANTEE: GREEN VICTORIA P F/						
2021/1659	12/30/2015	WD	Q	I	01	207,000
GRANTOR: EMERSON MICHAEL EARL						
GRANTEE: HUFFMAN VICTORIA PI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W21 DCK=[YR=2013] N4 W7 S4 E7 $ W33 S24 E14
DCK=[YR=2013] S6 E20 FGR=[YR=1996] S18 E20 N24 W20 S6 $ N6
W20 $ E40 N24 $.

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	0812	CONCRETE C	0	100	0	0	1,364.00	SF	4.00	4.00	100	1996	1996	3	70	3,819	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	22	1,584	

LAND DESCRIPTION

TOTAL OB/XF 5,403

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 09/21/2022 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS