BLK 256 N 1/2 OF LOT 9
IN OR 940/1917
CITY OF FDNA BEACH

MIDDLEBROOKS DAVID L
625 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0256-0091

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

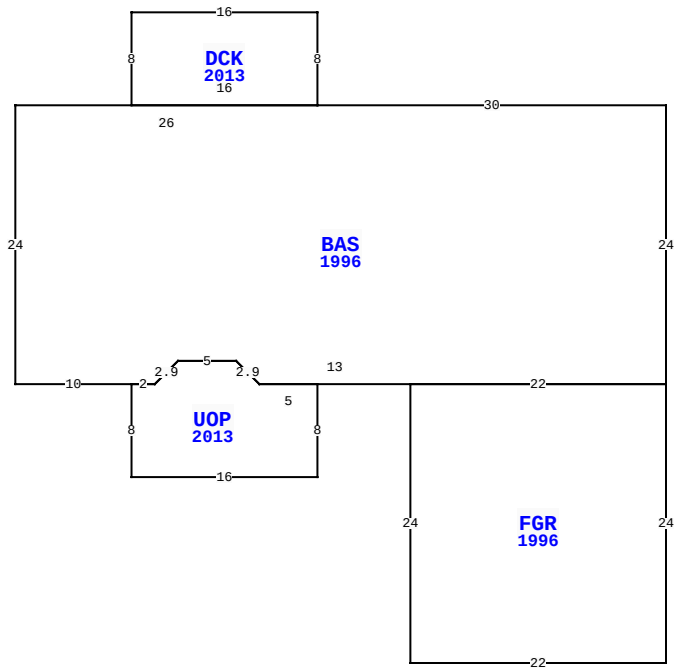
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1996	1,330	135,540
DCK	128	10	2013	13	1,325
FGR	528	55	1996	290	29,554
UOP	142	20	2013	28	2,853
TOTALS	2,128			1,661	169,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,661	118.5000	118.50	196,828	1996	1996	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2001 Heated Area: 1330 HX Base Yr 2001



625 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		169,272
TOTAL MARKET OB/XF VALUE		8,735
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		403,007
SOH/AGL Deduction		243,801
ASSESSED VALUE		159,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,484
TOTAL JUST VALUE		403,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110533	ADD PORCH W/ROOF	20,000	04/11/2011
969766	NEW CONSTR	68,668	04/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0940/1917	7/18/2000	WD	Q	I		140,000
GRANTOR: ROWE KENNETH E & CARO						
GRANTEE: MIDDLEBROOKS DAVID						
0829/1592	4/15/1998	WD	Q	I		101,500
GRANTOR: MESSER JOHN & DEBORAH						
GRANTEE: ROWE CAROLYN G & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W30 DCK=[YR=2013] N8 W16 S8 E16 $ W26 S24 E10 UOP=[YR=2013] S8 E16 N8 W5 U2 L2 W5 D2 L2 W2$ E2 U2 R2 E5 D2 R2 E13 FGR=[YR=1996] S24 E22 N24 W22$ E22 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,461.00	SF	4.00	4.00	100	1996	1996	3	70	4,091	
3	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	2005	2005	3	84	1,245	
4	0820	WOOD WALK	0	100	16	4	64.00	SF	11.75	11.75	100	2010	2010	3	40	301	
5	1126	CB/STC 8"	0	100	0	0	60.00	SF	8.00	8.00	100	2005	2005	3	84	403	

LAND DESCRIPTION

TOTAL OB/XF 8,735

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