BLOCK 256 S1/2 OF LOT 9
IN OR 2086/1358
CITY OF FDNA BEACH

SYNERGY DEVELOPMENT LLC
3008A S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0256-0092

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

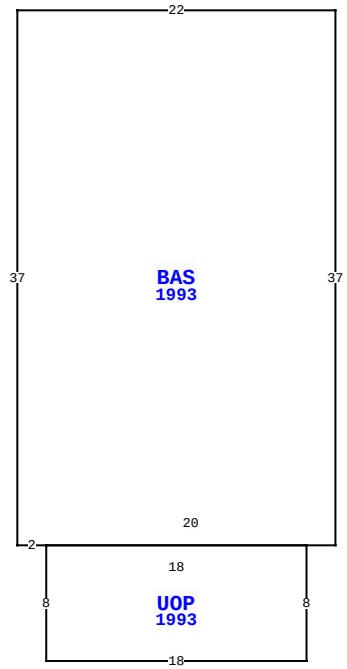
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	814	100	1993	814	36,770
UOP	144	20	1993	29	1,310
TOTALS	958			843	38,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	843	95.0950	95.10	80,169	1954	1954	0	0	10	42.50	47.50

1 SINGLE FAM – 0% - 0 Heated Area: 814 HX Base Yr



619 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	38,080
TOTAL MARKET OB/XF VALUE	3,134
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	266,214
SOH/AGL Deduction	68,210
ASSESSED VALUE	198,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,004
TOTAL JUST VALUE	266,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/1358	12/02/2016	WD	Q	I	01	132,000
GRANTOR: WILLIS ANN B						
GRANTEE: SYNERGY DEVELOPMENT						
1957/0164	12/23/2014	QC	U	I	11	100
GRANTOR: HARRIS WILLIAM MICHAE						
GRANTEE: WILLIS ANN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S37 E2 UOP=[YR=1993] S8 E18 N8 W18$ E20 N37$.

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	0810	CONCRETE A	0	0	0	0	230.00	SF	6.50	6.50	100	1954	1954	3	20	299	
2	0825	BRICK	0	0	0	0	91.00	SF	12.50	12.50	100	1980	1980	3	72	819	
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	1954	1954	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 3,134

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	0	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