BLOCK 256 N1/2 OF LOT 10
(EX W 80 FT)
CITY OF FDNA BEACH

THRIFT WILLIAM HARDY & SUSAN L/E/
603 N 15TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0256-0101

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

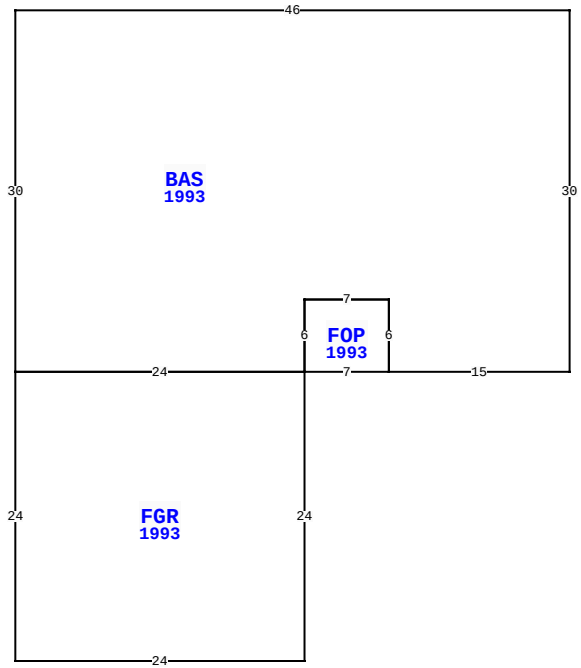
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1993	1,338	137,737
FGR	576	55	1993	317	32,633
FOP	42	30	1993	13	1,338
TOTALS	1,956			1,668	171,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	119.7000	119.70	199,660	1984	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1338 HX Base Yr 2019



603 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		171,708
TOTAL MARKET OB/XF VALUE		6,183
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		402,891
SOH/AGL Deduction		193,907
ASSESSED VALUE		208,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,262
TOTAL JUST VALUE		402,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174066	INTREM	42,200	12/18/2017
20060890	REPAIR/RRF	3,100	04/26/2006
2420	NEW CONSTR	41,685	03/01/1984
2420	NEW CONSTR	41,685	03/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/1445	7/22/2025	LE	U	I	11	100
GRANTOR: THRIFT WILLIAM HARDY						
GRANTEE: THRIFT WILLIAM HARD						
2150/1476	10/06/2017	WD	Q	I	01	185,000
GRANTOR: BARBER DAVID J & JOAN						
GRANTEE: THRIFT WILLIAM HARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N30 W46 S30 FGR=[YR=1993] S24 E24 N24 W24$E24
FOP=[YR=1993] E7 N6 W7 S6$N6 E7 S6 E15$.

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	100	0	0	960.00	SF	6.50	6.50	100	1984	1984	3	41	2,558	
2	0810	CONCRETE A	0	100	0	0	305.00	SF	6.50	6.50	100	1999	1999	3	75	1,487	
3	0819	CONC 12"	0	100	15	20	300.00	SF	9.50	9.50	100	1999	1999	3	75	2,138	

LAND DESCRIPTION

TOTAL OB/XF 6,183

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	150.00	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