SUB D OF LOT 8
IN OR 720 PG 98
REPLAT BLOCK 258 PB 2/54

BLALOCK MARY B
231 N 15TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0258-R08D**

## BUILDING CHARACTERISTICS

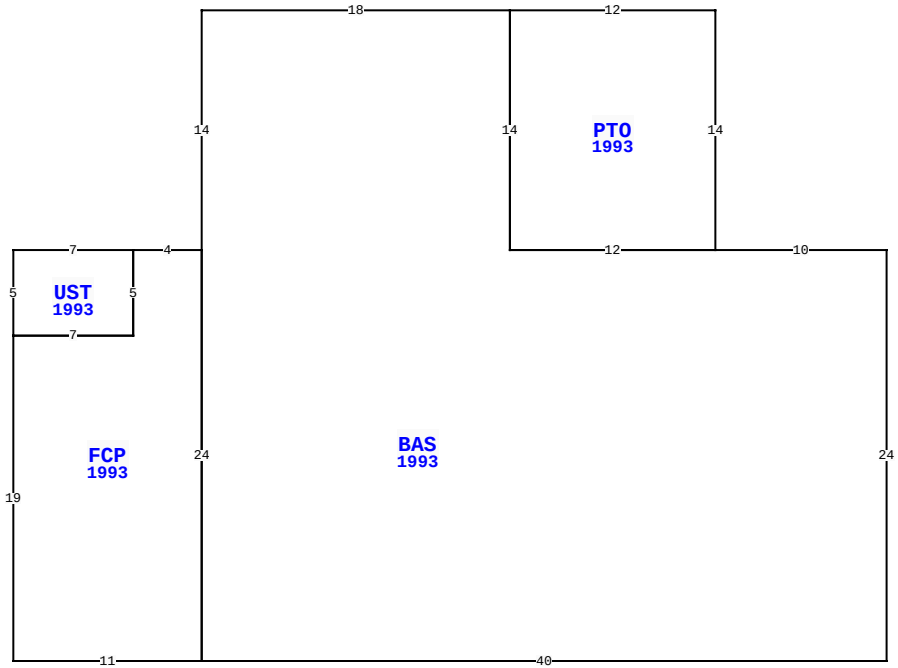
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 1,212 | 100 | 1993 | 1,212 | 111,496 |
| FCP | 229 | 25 | 1993 | 57 | 5,243 |
| PTO | 168 | 5 | 1993 | 8 | 736 |
| UST | 35 | 45 | 1993 | 16 | 1,472 |
| TOTALS | 1,644 | | | 1,293 | 118,947 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,293 | 112.5280 | 112.53 | 145,501 | 1961 | 1980 | 0 | 0 | 0 | 18.25 | 81.75 |

1 SINGLE FAM – 100% - 1982 Heated Area: 1212 HX Base Yr 1982




231 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 | | 118,947 |
| TOTAL MARKET OB/XF VALUE | | 1,394 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 345,341 |
| SOH/AGL Deduction | | 253,736 |
| ASSESSED VALUE | | 91,605 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 40,883 |
| TOTAL JUST VALUE | | 345,341 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 339,853 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0720/0098 | 12/14/1994 | WD | Q | I | | 67,500 |
| GRANTOR: KING CLYDE O & SUSAN | | | | | | |
| GRANTEE: BLALOCK MARY B | | | | | | |
| 0606/0401 | 8/31/1990 | WD | Q | I | | 61,000 |
| GRANTOR: ARDIS GERALDINE B | | | | | | |
| GRANTEE: KING CLYDE O & SUE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N14 W12 S14 E12 $ W12 N14 W18 S14 FCP=[YR=1993] W4 UST=[YR=1993] W7 S5 E7 N5 $ S5 W7 S19 E11 N24 $ S24 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 168.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 30 | 262 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 286.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 30 | 446 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 440.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 30 | 686 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,394

| 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 | 100.00 | 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