



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	04	REIN CONC 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1993	1,336	117,518
FEP	180	80	1993	144	12,667
FOP	24	30	1993	7	616
FST	676	55	1993	372	32,722
UBM	170	20	1993	34	2,991
UGR	660	45	1993	297	26,125

TOTALS	3,046			2,190	192,637
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W

1	0500	FP-PRE FAB	0	0	0 0
2	0810	CONCRETE A	0	0	4 37
3	0810	CONCRETE A	0	0	19 42
4	0819	CONC 12"	0	0	5 10
5	0819	CONC 12"	0	0	5 8
6	0810	CONCRETE A	0	0	13 14
7	0100	BAR-B-Q	0	0	0 0
8	1131	REINFR	8	0	38 3

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	0006

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,190	109.2700	109.27	239,301	1957	1985	0	0	0	19.50	80.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 1336													
HX Base Yr													

201 N 15TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/08/2025
	INC DATE		AG DATE	MLU

L N	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	0	0 0	1.00	UT	3,500.00	3,500.00	100	1957	1957	3	20	700	
2	0810	CONCRETE A	0	0	4 37	148.00	SF	6.50	6.50	100	1957	1957	3	20	192	
3	0810	CONCRETE A	0	0	19 42	798.00	SF	6.50	6.50	100	1957	1957	3	20	1,037	
4	0819	CONC 12"	0	0	5 10	50.00	SF	9.50	9.50	100	1957	1957	3	20	95	
5	0819	CONC 12"	0	0	5 8	40.00	SF	9.50	9.50	100	1957	1957	3	20	76	
6	0810	CONCRETE A	0	0	13 14	182.00	SF	6.50	6.50	100	1981	1981	3	32.5	384	
7	0100	BAR-B-Q	0	0	0 0	1.00	UT	200.00	200.00	100	1981	1981	3	20	40	
8	1131	REINFR	8	0	38 3	114.00	SF	6.30	6.30	100	1957	1957	3	50	359	

TOTAL OB/XF															
2,883															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	0	0006	R-1	86.00	100.00	1.00	LT		1.00	1.00	1.00	225,000.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		192,637	
TOTAL MARKET OB/XF VALUE		2,883	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		420,520	
SOH/AGL Deduction		103,596	
ASSESSED VALUE		316,924	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		316,924	
TOTAL JUST VALUE		420,520	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		412,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032488	H/AC	3,000	02/10/2003
20032484	CHNGE SRVC	2,000	02/07/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2100/0889	2/08/2017	QC U	I	11		139,600	
GRANTOR: O'KEEFE MICHAEL C							
GRANTEE: O'KEEFE MICHAEL G							
1808/0706	8/01/2012	QC U	I	11		100	
GRANTOR: O'KEEFE MICHAEL G							
GRANTEE: O'KEEFE MICHAEL C							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W1 FEP=[YR=1993] N10 W18 S10 E18 \$ W47 S30 E22															
FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E26 N26 \$PTR= E15															
UGR=[YR=1993] E22 FST=[YR=1993] E8 UBM=[YR=1993] N10 E17 S10															
W17 \$ E18 S26 W26 N26 \$ S30 W22 N30 \$ W15 \$.															