BLOCK 260 LOT SUB A B C D
OF 6 & PT OF ST
OR 104/77 & L/E IN 480/342

BOLES JEAN O L/E/
129 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0260-06A0

BUILDING CHARACTERISTICS

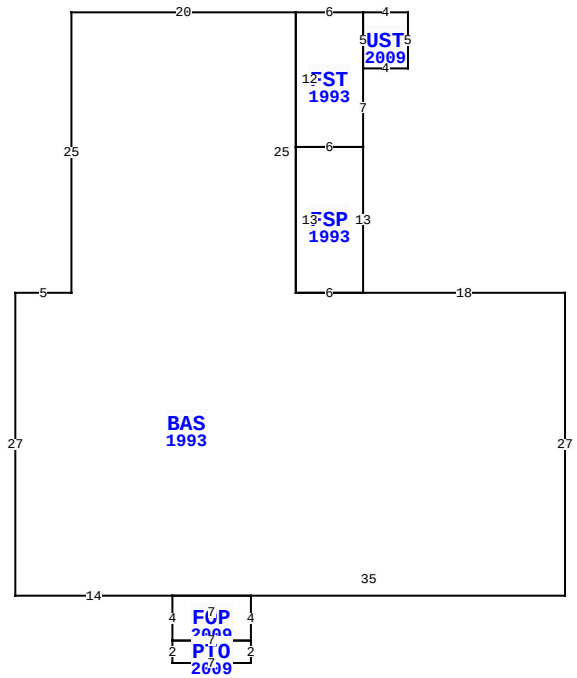
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	1993	1,823	142,352
FOP	28	30	2009	8	625
FSP	78	40	1993	31	2,420
FST	72	55	1993	40	3,123
PTO	14	5	2009	1	78
UST	20	45	2009	9	703
TOTALS	2,035			1,912	149,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	94.0800	94.08	179,881	1955	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 1986 Heated Area: 1823 HX Base Yr 1986



129 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 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		162,435
TOTAL MARKET OB/XF VALUE		11,538
TOTAL LAND VALUE - MARKET		240,800
TOTAL MARKET VALUE		414,773
SOH/AGL Deduction		290,993
ASSESSED VALUE		123,780
TOTAL EXEMPTION VALUE	SX HX HB WX	105,722
BASE TAXABLE VALUE		18,058
TOTAL JUST VALUE		414,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160179	GARAGE	0	01/19/2016
20120921	REPLACE SEWER LIN	1,900	05/23/2012
20090705	REPAIR/RRF	2,400	06/05/2009
20033871	REPAIR/RRF	0	09/23/2003
20022222	XFOB	3,000	12/23/2002
3998	N/A	4,262	11/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0480/0342	1/01/1986	QC	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] N13 FST=[YR=1993] N7
UST=[YR=2009] E4N5W4S5$N5 W6S12E6$W6S13E6$W6N25W20S25W5
S27E14 FOP=[YR=2009] S4 PTO=[YR=2009] S2E7
N2W7$E7N4W7$E35N27$.

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	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	25	5	125.00	SF	6.50	6.50	100	1980	1980	3	30	244	
3	0810	CONCRETE A	0	100	0	0	730.00	SF	6.50	6.50	100	2002	2002	3	80	3,796	
4	1242	WD DECK A	0	100	20	18	360.00	SF	10.00	10.00	100	2016	2016	3	70	2,520	
5	0811	CONCRETE B	0	100	0	0	696.00	SF	5.20	5.20	100	2016	2016	3	95	3,438	

LAND DESCRIPTION

TOTAL OB/XF 11,538

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	229.00	86.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	240,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,800 Market: 0 Agricultural: 0 Common: 240,800 PRINTED 07/30/2025 BY SYS

BLOCK 260 LOT SUB A B C D
OF 6 & PT OF ST
OR 104/77 & L/E IN 480/342

BOLES JEAN O L/E/
129 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0260-06A0

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	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

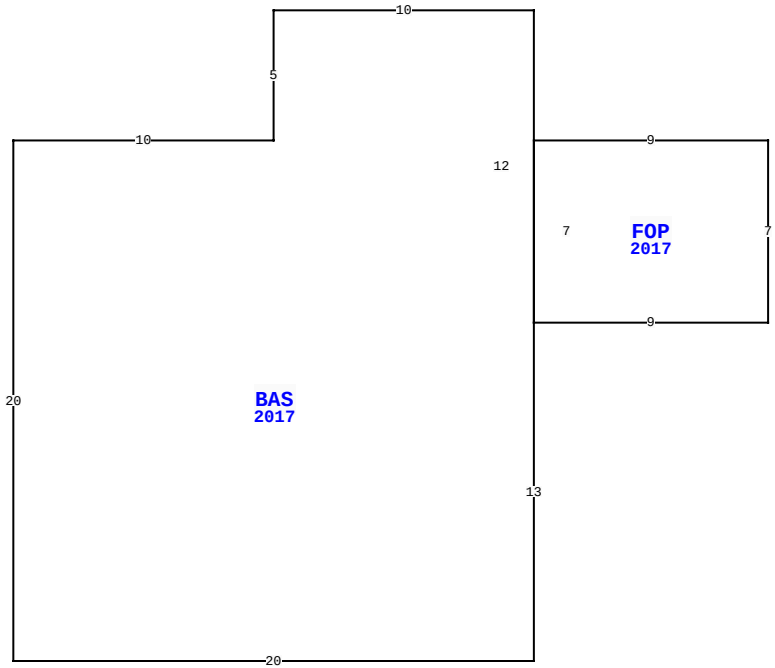
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2017	450	12,602
FOP	63	30	2017	19	532
TOTALS	513			469	13,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	469	82.2800	30.44	14,276	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 1986 Heated Area: 450 HX Base Yr 1986



129 S 15TH ST, FERNANDINA BEACH

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INCOME VALUE		
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0480/0342	1/01/1986	QC	U	I		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 S5 W10 S20 E20 N13 FOP=[YR=2017] E9 N7 W9 S7$ N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,800 Market: 0 Agricultural: 0 Common: 240,800 PRINTED 07/30/2025 BY SYS