BLOCK 262 LOT N1/2 OF 9
IN OR 1038/1225
CITY OF FDNA BEACH

GREETIS GREGORY J
405 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0262-0091

BUILDING CHARACTERISTICS

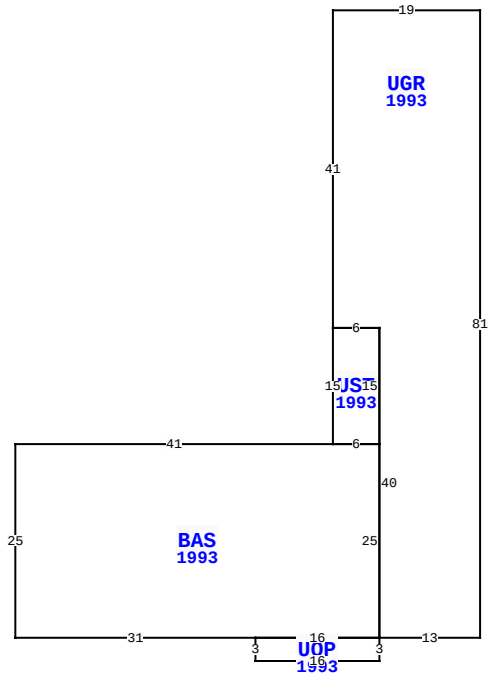
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1993	1,175	133,228
UGR	1,299	45	1993	585	66,331
UOP	48	20	1993	10	1,134
UST	90	45	1993	40	4,535
TOTALS	2,612			1,810	205,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	130.9000	130.90	236,929	1957	1997	0	0	0	13.38	86.62

1 SINGLE FAM – 100% - 2003 Heated Area: 1175 HX Base Yr 2003



405 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 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		205,228
TOTAL MARKET OB/XF VALUE		7,158
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		401,586
SOH/AGL Deduction		260,797
ASSESSED VALUE		140,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,067
TOTAL JUST VALUE		401,586
NCON VALUE		6,390
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0054	INSTALL 12'X20' S	0	03/14/2024
20070970	REPAIR/RRF	17,800	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1038/1225	2/20/2002	WD	Q	I		138,500
GRANTOR: HICKOX ALVIN W & MARY						
GRANTEE: GREETIS GREGORY J						
0066/0049	1/01/1966	TA	U	I		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W19 S41 UST=[YR=1993] S15 BAS=[YR=1993] W41 S25 E31 UOP=[YR=1993] S3 E16 N3 W16 $ E16 N25 W6 $ E6 N15 W6 $ E6S40E13 N81$.

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	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	1987	1987	3	20	768	
4	0855	CONC PAVER	0	100	0	0	639.00	SF	10.00	10.00	100	2025	2024		100	6,390	

LAND DESCRIPTION

TOTAL OB/XF 7,158

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		R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/01/2024 BY HS Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS