BLOCK 263 N1/2 OF 6
IN OR 2221/593
CITY OF FDNA BEACH

MARVIN JAMES PHILLIP
725 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0263-0061

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
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

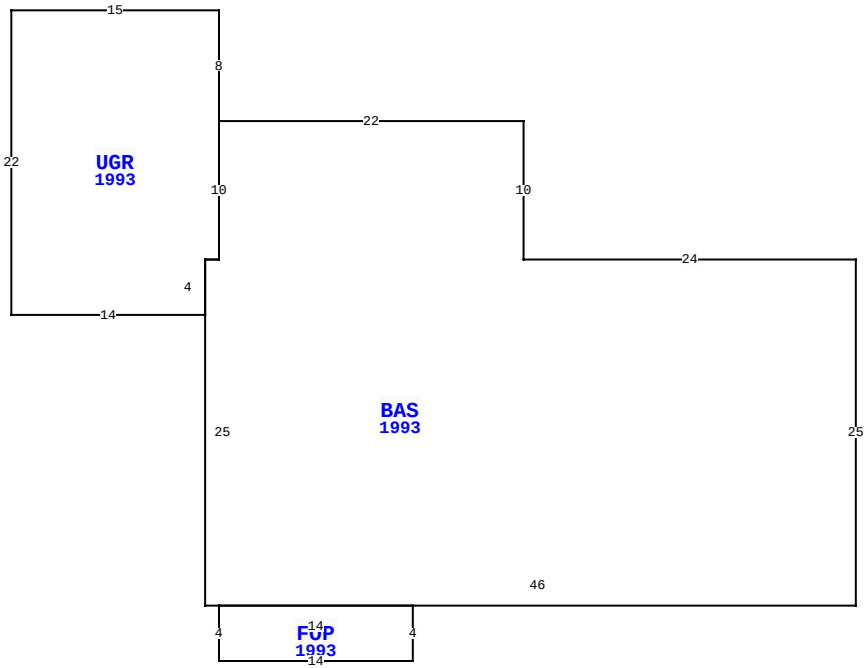
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100	1993	1,395	145,333
FOP	56	30	1993	17	1,771
UGR	326	45	1993	147	15,314
TOTALS	1,777			1,559	162,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,559	125.5212	125.52	195,686	1960	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1395 HX Base Yr 2025



725 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		162,419
TOTAL MARKET OB/XF VALUE		2,538
TOTAL LAND VALUE - MARKET		151,360
TOTAL MARKET VALUE		316,317
SOH/AGL Deduction		0
ASSESSED VALUE		316,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,595
TOTAL JUST VALUE		316,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062057	XFOB	1,000	09/06/2006
20062065	REMODEL	500	09/06/2006
9387-B	REPAIR/RRF	3,000	10/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2221/0593	8/23/2018	WD	Q	I	01	205,000
GRANTOR: VISSER DOUG J & JANE						
GRANTEE: MARVIN JAMES PHILLI						
1423/0402	6/26/2006	WD	Q	I		150,000
GRANTOR: BROWN LINDA L						
GRANTEE: VISSER DOUG J & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N10 W22 UGR=[YR=1993] N8W15S22E14N4E1N10$S10W1S25E1 FOP=[YR=1993] S4E14N4W14$ E46 N25$.

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	21	4	84.00	SF	6.50	6.50	100	2006	2006	3	86	470	
2	0810	CONCRETE A	0	100	74	10	740.00	SF	3.25	3.25	100	2006	2006	3	86	2,068	

LAND DESCRIPTION

TOTAL OB/XF 2,538

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		R-1	86.00	230.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	151,360							

REVIEW DATE 02/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 07/30/2025 BY SYS