



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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

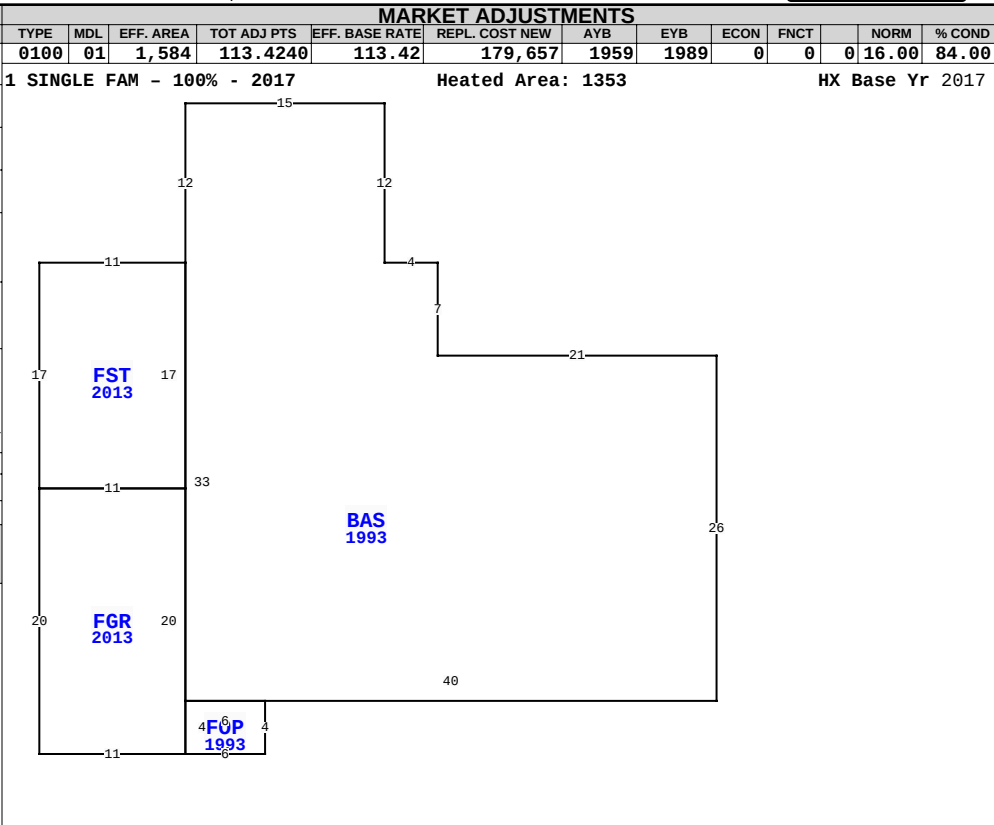
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC 1011.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100	1993	1,353	128,904
FGR	220	55	2013	121	11,528
FOP	24	30	1993	7	667
FST	187	55	2013	103	9,813

TOTALS	1,784			1,584	150,912
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0866	POOL FIBER	0	100	28	11	308.00	SF	72.00
2	0810	CONCRETE A	0	100	49	8	392.00	SF	6.50
3	0845	KOOL DECK	0	100	84	3	252.00	SF	7.25
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0810	CONCRETE A	0	100	12	15	180.00	SF	6.50
6	0755	FSP	0	100	12	15	180.00	SF	20.00
7	0825	BRICK	0	100	21	3	63.00	SF	12.50
8	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	86.00	141.00	86.00



731 S 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0866	POOL FIBER	0	100	28	11	308.00	SF	72.00	72.00	100	1995	1995	3	20	4,435	
2	0810	CONCRETE A	0	100	49	8	392.00	SF	6.50	6.50	100	1959	1959	3	20	510	
3	0845	KOOL DECK	0	100	84	3	252.00	SF	7.25	7.25	100	1995	1995	3	68	1,242	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
5	0810	CONCRETE A	0	100	12	15	180.00	SF	6.50	6.50	100	1993	1993	3	64	749	
6	0755	FSP	0	100	12	15	180.00	SF	20.00	20.00	100	1993	1993	3	20	720	
7	0825	BRICK	0	100	21	3	63.00	SF	12.50	12.50	100	2006	2006	3	96	756	
8	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2014	2014	3	60	1,728	

TOTAL OB/XF										12,450							
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	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-1	86.00	141.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	151,360

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			150,912
TOTAL MARKET OB/XF VALUE			12,450
TOTAL LAND VALUE - MARKET			151,360
TOTAL MARKET VALUE			314,722
SOH/AGL Deduction			149,944
ASSESSED VALUE			164,778
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE			114,056
TOTAL JUST VALUE			314,722
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140026	8X12SHED	0	01/07/2014
20061395	XFOB	2,450	06/20/2006
7912	ADDITION	15,000	09/22/1993
7306	GARAGE	1,500	09/08/1992

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2053/0466		6/15/2016	WD	Q	I	01	165,000		
GRANTOR: MILLER CHARLES N									
GRANTEE: WILLIAMS CAROL H									
1830/0884		12/17/2012	WD	Q	I	02	80,000		
GRANTOR: FOURNIER JOHN E & KAM									
GRANTEE: MILLER CHARLES N									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W21 N7W4N12W15S12 FST=[YR=2013] W11 S17 FGR=[YR=2013] S20 E11 FOP=[YR=1993] E6N4W6S4\$ N20 W11\$ E11 N17\$ S33 E40 N26\$.									