



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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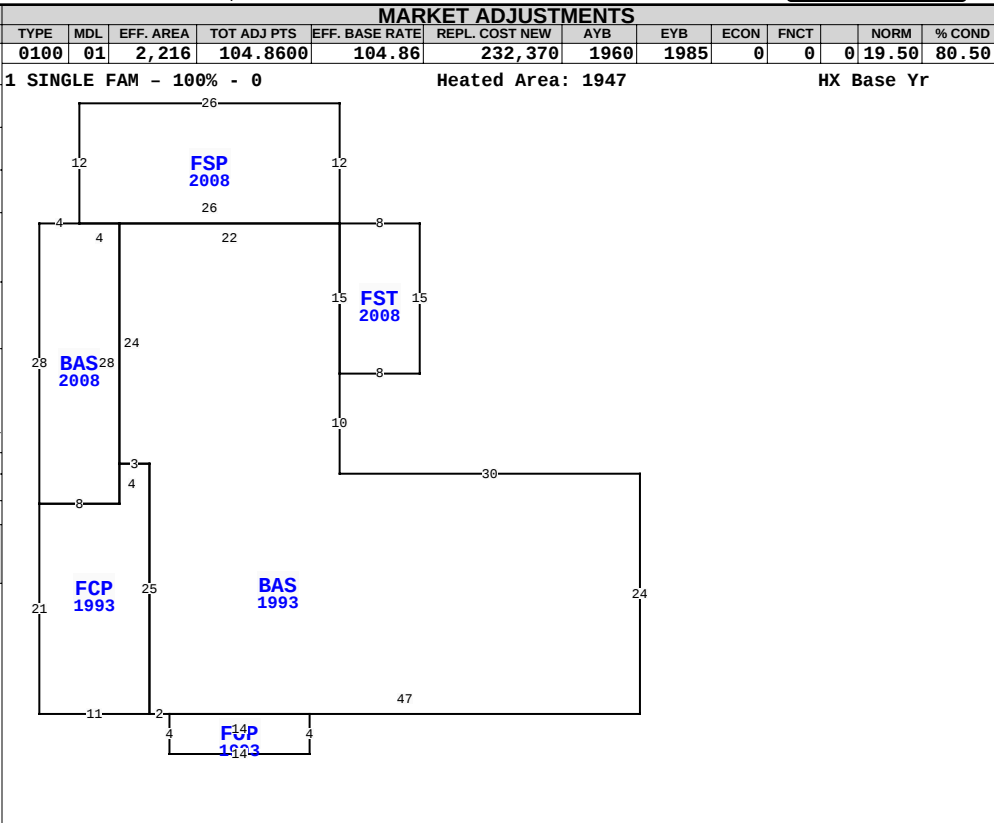
NEIGHBORHOOD/LOC	1011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	1993	1,723	145,443
BAS	224	100	2008	224	18,909
FCP	243	25	1993	61	5,149
FOP	56	30	1993	17	1,435
FSP	312	40	2008	125	10,552
FST	120	55	2008	66	5,571

TOTALS	2,678			2,216	187,058
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20
2	0811	CONCRETE B	0	100	0	0	884.00	SF	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	25.20
6	0940	SHEDS/PORT	0	100	11	23	253.00	SF	25.20
7	0940	SHEDS/PORT	0	100	24	12	288.00	SF	25.20
8	0681	POLE SHED	0	100	18	11	198.00	SF	15.00

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		R-1	86.00	230.00	86.00



701 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	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	1980	1980	3	30	899	
2	0811	CONCRETE B	0	100	0	0	884.00	SF	5.20	5.20	100	1984	1984	3	41	1,885	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2007	2007	3	44	14,661	
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	25.20	25.20	100	1998	1998	3	20	1,008	
6	0940	SHEDS/PORT	0	100	11	23	253.00	SF	25.20	25.20	100	1998	1998	3	20	1,275	
7	0940	SHEDS/PORT	0	100	24	12	288.00	SF	25.20	25.20	100	1998	1998	3	20	1,452	
8	0681	POLE SHED	0	100	18	11	198.00	SF	15.00	15.00	100	1983	1983	3	20	594	

TOTAL OB/XF										23,664							
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		R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										187,058		
TOTAL LAND VALUE - MARKET										23,664		
TOTAL MARKET VALUE										189,200		
SOH/AGL Deduction										399,922		
ASSESSED VALUE										259,270		
TOTAL EXEMPTION VALUE										140,652		
BASE TAXABLE VALUE										55,722		
TOTAL JUST VALUE										HX HB WR		
NCON VALUE										84,930		
INCOME VALUE										399,922		
PREVIOUS YEAR MKT VALUE										0		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100144	H/AC	7,000	01/28/2010
20060705	SWIM POOL	10,000	04/04/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2473/1861	6/21/2021	LE	U	I	11	100	
GRANTOR: PRATT LOREN H L/E							
GRANTEE: PRATT RANDY H & JOH							
1927/1697	7/07/2014	QC	U	I	11	100	
GRANTOR: PRATT LOREN H							
GRANTEE: PRATT LAWRENCE JAME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W30 N10 FST=[YR=2008] E8 N15 W8 FSP=[YR=2008] N12 W26 S12 BAS=[YR=2008] W4 S28 FCP=[YR=1993] S21 E11 N25 W3 S4 W8 \$ E8 N28 W4 \$ E26 \$ S15 \$ N15 W22 S24 E3 S25 E2 FOP=[YR=1993] S4 E14 N4 W14 \$ E 47 N24 \$.									