

BLOCK 267 N1/2 OF LOT 9
PT OR 2455/1778
ESMT PT OR 1567/64

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

2025

00-00-31-1800-0267-0091



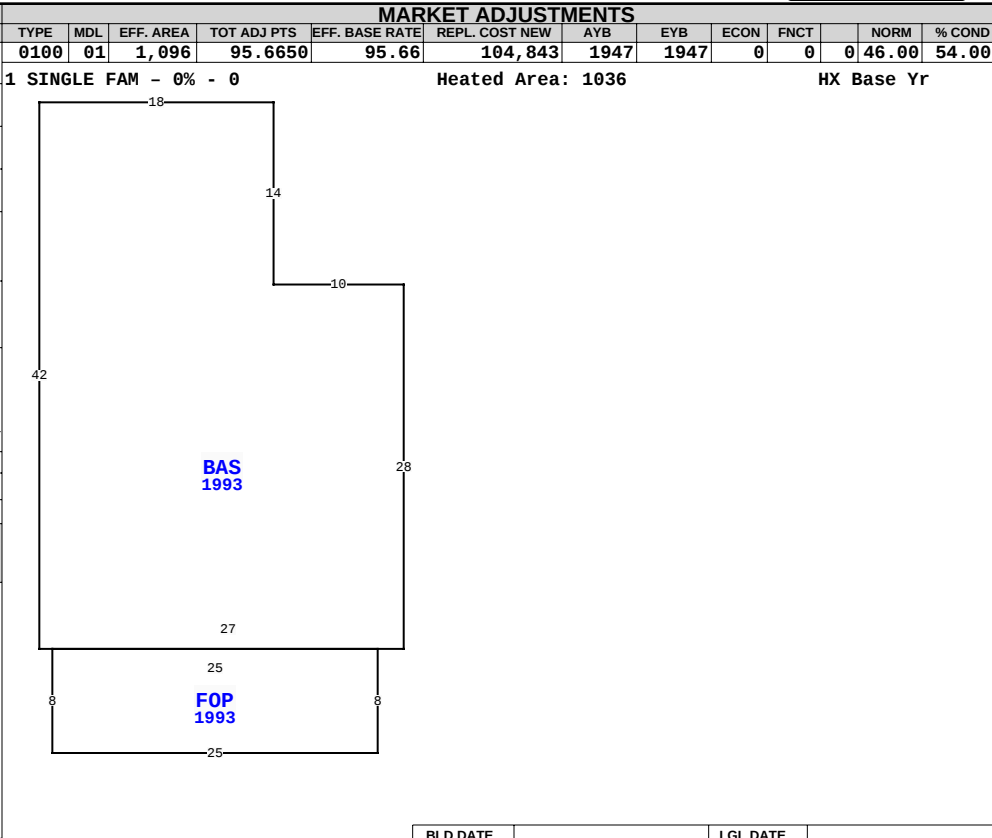
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1993	1,036	53,516
FOP	200	30	1993	60	3,100
TOTALS	1,236			1,096	56,615

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	
2	0810	CONCRETE A	0	0	14	10	140.00	SF	6.50	6.50	
3	0350	CARPORT WD	0	0	14	10	140.00	SF	9.36	9.36	
4	0810	CONCRETE A	0	0	4	5	20.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	001000	C	COMMERCIAL	0	0006	C-1	86.00	230.00	19,779.00	SF	



1415 S 15TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	04/17/2025	DC
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	56,615		
TOTAL MARKET OB/XF VALUE	1,190		
TOTAL LAND VALUE - MARKET	103,840		
TOTAL MARKET VALUE	161,645		
SOH/AGL Deduction	38,514		
ASSESSED VALUE	123,131		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	123,131		
TOTAL JUST VALUE	161,645		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	139,535		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2455/1787	4/23/2021	QC	U	I	11
GRANTOR: PAPPY'S LLP					
GRANTEE: ISLAND PARK PROPERT					
2455/1778	4/23/2021	SW	Q	I	05
GRANTOR: PAPPY'S LLP					
GRANTEE: ISLAND PARK PROPERT					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W10 N14 W18 S42 E1 FOP=[YR=1993] S8 E25 N8 W25 \$ E27 N28 \$.											