



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100	2005	2,201	457,939
FGR	713	55	2005	392	81,560
FOP	30	30	2005	9	1,872
FOP	204	30	2005	61	12,692
FUS	599	100	2005	599	124,628
UAT	156	10	2005	16	3,329
UOP	332	20	2005	66	13,732
TOTALS	4,235			3,344	695,751

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00
11	0910	SCRN RM L	0	0	0	0	558.00	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	0	0003	R-2	0.00	0.00	70.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,344	138.4968	229.90	768,786	2005	2005	0	0	0	9.50	90.50
1 SFR CUST 0% - 2026 Heated Area: 2800 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/08/2025 MLU												

TOTAL OB/XF												
55,185												
1915 HOMETOWN DR, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		695,751	
TOTAL MARKET OB/XF VALUE		55,185	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,100,936	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,100,936	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,100,936	
TOTAL JUST VALUE		1,100,936	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,045,484	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131423	SCRENCLE	8,562	06/20/2013
20051911	OTHER	2,000	06/07/2005
20051021	H/AC	11,000	01/10/2005
20041944	NEW CONSTR	1,000	10/21/2004
20041913	NEW CONSTR	2,000	10/19/2004
20041901	SWIM POOL	20,000	10/18/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2766/808	2/06/2025	WD	Q	I	01	1,175,000
GRANTOR: COWELL ELIZABETH L &						
GRANTEE: BERNHARD PETER BERL						
2468/1984	6/08/2021	WD	Q	I	02	755,000
GRANTOR: COCHRAN BRUCE & DENIS						
GRANTEE: COWELL ELIZABETH L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005;ORIG=0,0] N33 E4 N17 W4 N15 U3L3 W9 D3L3 U7L7 W1 D12L12 S7 W5 S18 D5R5 S10 D4R4 E5 U3R3 D8R8 S11 E15 \$									
FGR=[YR=2005;ORIG=-22,-77] N12 W27 S30 E9 E5 N1 U12R12 E1 N5 \$									
FUS=[YR=2005;ORIG=15,-15] N17 E8 E12 N7 E4 S33 W15 N5 W5 U4L4 \$									
UOP=[YR=2005;ORIG=-40,-35] D3L3 S16 D8R8 E20 N3 U8L8 D3L3 W5 U4L4 N10 U5L5 \$									
FOP=[YR=2005;ORIG=0,-65] N12 W22 S5 D7R7 U3R3 E9 D3R3 \$									
UAT=[YR=2005;ORIG=23,-32] E12 N13 W12 S13 \$									
FOP=[YR=2005;ORIG=-40,-59] S6 E5 N6 W5 \$									
PTR=[ORIG=0,0] E15 N15 S15 W15 \$									