LOT 4 IN OR 1046/1213
AZALEA TERRACE #1 PB 3/63

ANDREWS WALTER F
95366 ARBOR LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-1080-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

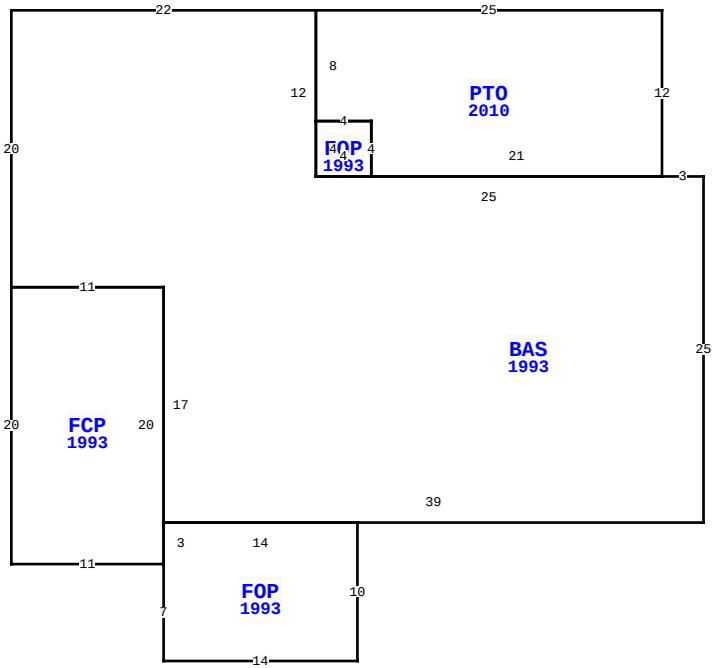
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	1993	1,327	122,424
FCP	220	25	1993	55	5,074
FOP	16	30	1993	5	462
FOP	140	30	1993	42	3,874
PTO	284	5	2010	14	1,291
TOTALS	1,987			1,443	133,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,443	109.8240	115.32	166,407	1960	1985	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 1327 HX Base Yr



626 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,126
TOTAL MARKET OB/XF VALUE	1,176
TOTAL LAND VALUE - MARKET	168,560
TOTAL MARKET VALUE	302,862
SOH/AGL Deduction	63,132
ASSESSED VALUE	239,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,730
TOTAL JUST VALUE	302,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041035	H/AC	4,000	06/07/2004
3357	REPAIR/RRF	1,500	04/09/1985
2752	XFOB	2,000	06/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1046/1213	3/27/2002	WD	Q	I	01	40,000

GRANTOR: ANDREWS WALTER P/R FO
GRANTEE: ANDREWS WALTER F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 PTO=[YR=2010] N12W25S8 FOP=[YR=1993] S4E4N4W4$ E4S4E21$ W25 N12 W22 S20 FCP=[YR=1993] S20E11 FOP=[YR=1993] S7E14N10W14S3$ N20W11$ E11S17E39N25$.

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
3	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	1984	1984	3	20	960	
4	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1984	1984	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 1,176

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	0	0006	R-1	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,450.00	1,960.00	168,560							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 168,560 Market: 0 Agricultural: 0 Common: 168,560 PRINTED 07/09/2026 BY SYS