LOT 6
IN OR 2023/1545
AZALEA TERRACE #1 PB 3/63

CARPENTER JAMES S JR LVG TRUST/CARPENTER JAMES S J
95384 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1080-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

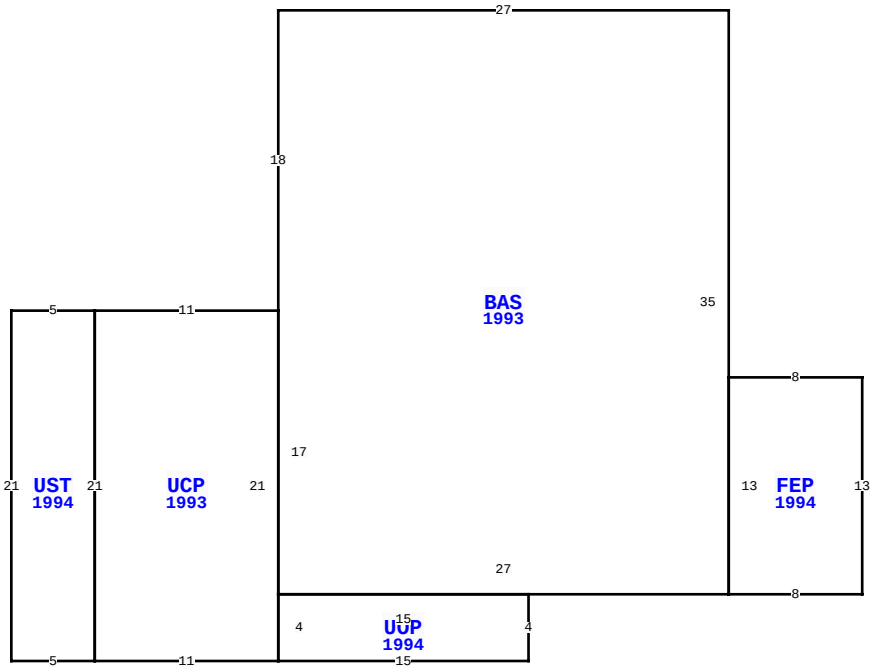
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	1993	945	93,654
FEP	104	80	1994	83	8,226
UCP	231	20	1993	46	4,558
UOP	60	20	1994	12	1,190
UST	105	45	1994	47	4,658
TOTALS	1,445			1,133	112,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,133	117.9780	123.88	140,356	1960	1985	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 945 HX Base Yr



702 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	112,285
TOTAL MARKET OB/XF VALUE	261
TOTAL LAND VALUE - MARKET	168,560
TOTAL MARKET VALUE	281,106
SOH/AGL Deduction	44,493
ASSESSED VALUE	236,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,613
TOTAL JUST VALUE	281,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160041	INTERIOR	5,500	01/08/2016
2004598	REPAIR/RRF	5,000	01/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2023/1545	11/24/2015	WD	U	I	11	100
GRANTOR: BLAKE FRANK & JANET						
GRANTEE: CARPENTER JAMES S J						
2015/1526	11/24/2015	WD	Q	I	01	127,000
GRANTOR: BLAKE FRANK & JANET						
GRANTEE: CARPENTER JAMES S L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S18 UCP=[YR=1993] W11 UST=[YR=1994] W5S21E5 N21$ S21E11 UOP=[YR=1994] E15N4W15S4$ N21$ S17 E27 FEP=[YR=1994] E8N13W8S13$N35$.

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
2	0351	CARPORT MT	0	0	18	11	198.00	SF	6.60	6.60	100	1970	1970	3	20	261	

LAND DESCRIPTION

TOTAL OB/XF 261

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