

SWAN CAROL A
716 S 15TH ST
FERNANDINA BEACH, FL 32034

2026



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	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories Units	1.	1. 100 0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	1,152	100	1993	1,152	141,399
FSP	144	40	2008	58	7,119
UGR	504	45	1993	227	27,862
TOTALS	1,800			1,437	176,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,437	129.8856	136.38	195,978	1960	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr

24

30

18

6

15

24

21

48

24

FSP
2008

BAS
1993

UGR
1993

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

176,380

43,378

168,560

388,318

9,124

379,194

0

379,194

388,318

0

344,722

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20061809

REPLACE SEWER LIN

675

07/31/2006

B8982

SWIM POOL

9,200

04/07/1995

8190

REPAIR/RRF

2,000

03/10/1994

7614

REPAIR/RRF

3,000

03/31/1993

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2454/1139

4/13/2021

WD

Q

I

01

392,500

GRANTOR:DIAL KEITH ET AL

GRANTEE:SWAN CAROL A

1930/0615

6/18/2014

WD

U

I

11

100

GRANTOR:DIAL KEITH

GRANTEE:DIAL KEITH TRUSTEE

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W15 FSP=[YR=2008] N6 W24 S6 BAS=[YR=1993] W30 S24 E48 N24 W18 \$ E24 \$ W6 S24 E21 N24 \$.

LAND DESCRIPTION

TOTAL OB/XF

43,378

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

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