LOT 10
AZALEA TERRACE #1 PB 3/66

AUGUSTINE BRANDY M & JOHN
732 S 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1080-0010-0000

BUILDING CHARACTERISTICS

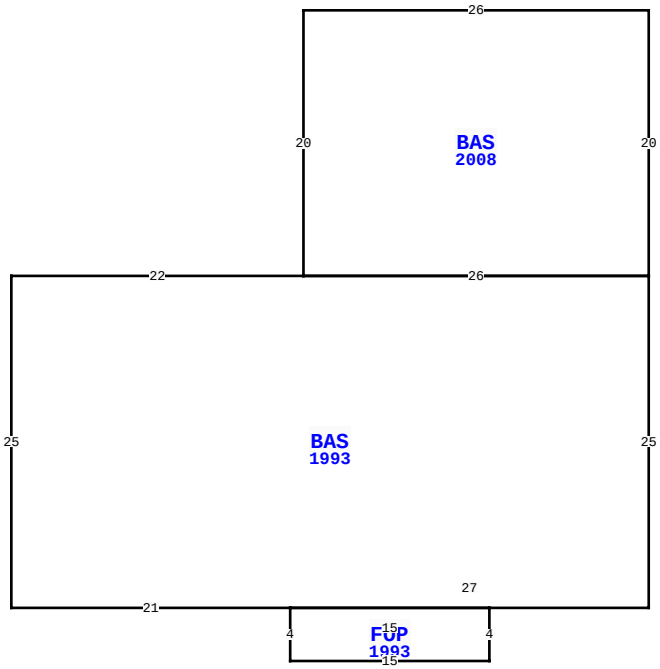
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,200	100	1993	1,200	126,048
BAS	520	100	2008	520	54,621
FOP	60	30	1993	18	1,891
TOTALS	1,780			1,738	182,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	112.3100	117.93	204,962	1961	2003	0	0	0	10.93	89.07

1 SINGLE FAM 100% - 2024 Heated Area: 1720 HX Base Yr 2024



732 S 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,560
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		168,560
TOTAL MARKET VALUE		351,120
SOH/AGL Deduction		0
ASSESSED VALUE		351,120
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,709
TOTAL JUST VALUE		351,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0813	KITCHEN REMODEL	10,000	01/17/2025
20071317	XFOB	2,900	07/16/2007
20041879	H/AC	3,000	10/15/2004
991352	REPAIR/RRF	1,940	10/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/1612	6/28/2022	WD	Q	I	02	450,000
GRANTOR: CUTSHAW ERIN S &						
GRANTEE: AUGUSTINE BRADY MAR						
2541/0667	2/17/2022	FJ	U	I	11	0
GRANTOR: LITTLE LINDA JEAN EST						
GRANTEE: CUTSHAW ERIN S & KR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S20 BAS=[YR=1993] W22 S25 E21 FOP=[YR=1993] S4 E15 N4 W15 $ E27 N25 W26 $ E26 N20 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 168,560 Market: 0 Agricultural: 0 Common: 168,560 PRINTED 07/09/2026 BY SYS