LOT 9
COOPER TERRACE PB 3/15

**BIETENHOLZ ANDREAS/BIETENHOLZ JOSH O ET AL**
110 S 15TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1220-0009-0000**

## BUILDING CHARACTERISTICS

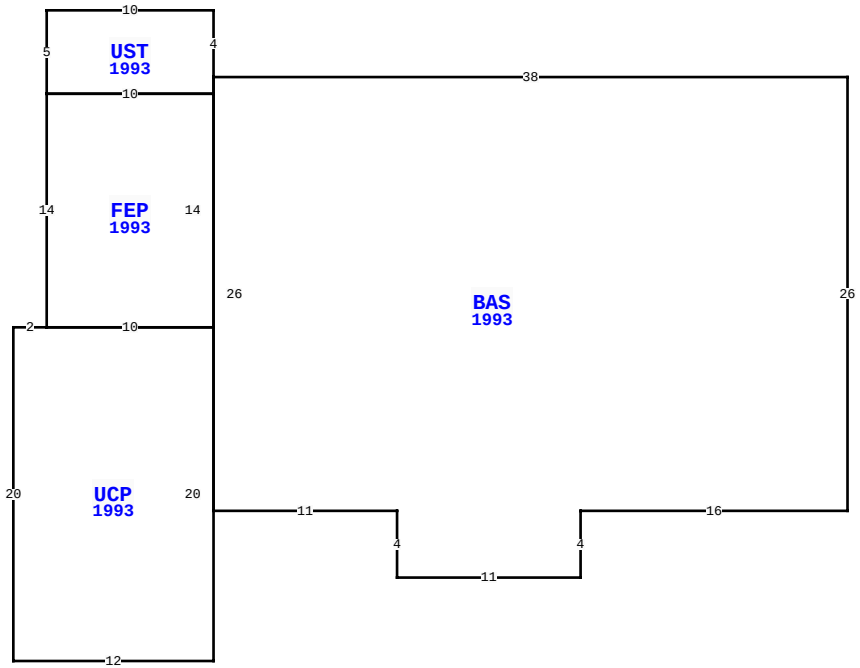
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 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 | 1008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,032 | 100 | 1993 | 1,032 | 117,812 |
| FEP | 140 | 80 | 1993 | 112 | 12,786 |
| UCP | 240 | 20 | 1993 | 48 | 5,480 |
| UST | 50 | 45 | 1993 | 22 | 2,512 |
| TOTALS | 1,462 | | | 1,214 | 138,589 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,214 | 130.6800 | 137.21 | 166,573 | 1953 | 2000 | 0 | 0 | 0 | 16.80 | 83.20 |

1 SINGLE FAM 100% - 2020 Heated Area: 1032 HX Base Yr 2020




110 S 15TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/25/2024 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 | | 138,589 |
| TOTAL MARKET OB/XF VALUE | | 521 |
| TOTAL LAND VALUE - MARKET | | 241,500 |
| TOTAL MARKET VALUE | | 380,610 |
| SOH/AGL Deduction | | 166,048 |
| ASSESSED VALUE | | 214,562 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 163,151 |
| TOTAL JUST VALUE | | 380,610 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 375,957 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20170308 | CARPORT | 4,464 | 02/01/2017 |
| 20110250 | FENCE | 1,062 | 02/22/2011 |
| C0090224 | 14X28 WOOD DECK | 2,000 | 02/19/2009 |
| 20071137 | WINDOW REPLACEMEN | 3,645 | 06/08/2007 |
| 4007 | N/A | 7,700 | 12/01/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2293/0003 | 7/24/2019 | WD | Q | I | 02 | 257,100 |
| GRANTOR: BRIDWELL BRIAN HAYS | | | | | | |
| GRANTEE: BIETENHOLZ JOSH O & | | | | | | |
| 2150/1488 | 10/06/2017 | WD | Q | I | 02 | 215,000 |
| GRANTOR: LACROIX AMY BETH HILL | | | | | | |
| GRANTEE: BRIDWELL BRIAN HAYS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W38 UST=[YR=1993] N4W10S5 FEP=[YR=1993] S14 UCP=[YR=1993] W2 S20E12 N20W10$ E10N14W10$ E10N1$S26 E11S4E11N4E16N26$.

## 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 | 1242 | WD DECK A | 0 | 100 | 15 | 28 | 420.00 | SF | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 31 | 521 | |

## LAND DESCRIPTION

TOTAL OB/XF 521

| 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 | 100 | 0006 | R-1 | 75.00 | 150.00 | 75.00 | FF | 1 | 1.15 | 1.00 | 1.15 | 2,800.00 | 3,220.00 | 241,500 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 241,500 Market: 0 Agricultural: 0 Common: 241,500 PRINTED 07/09/2026 BY SYS