BLOCK 2 LOT 17
EGAN MEADOWS 1 PB 3/45

KERSCH STEPHEN M & KATRINA S
1143 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1240-0002-0170

BUILDING CHARACTERISTICS

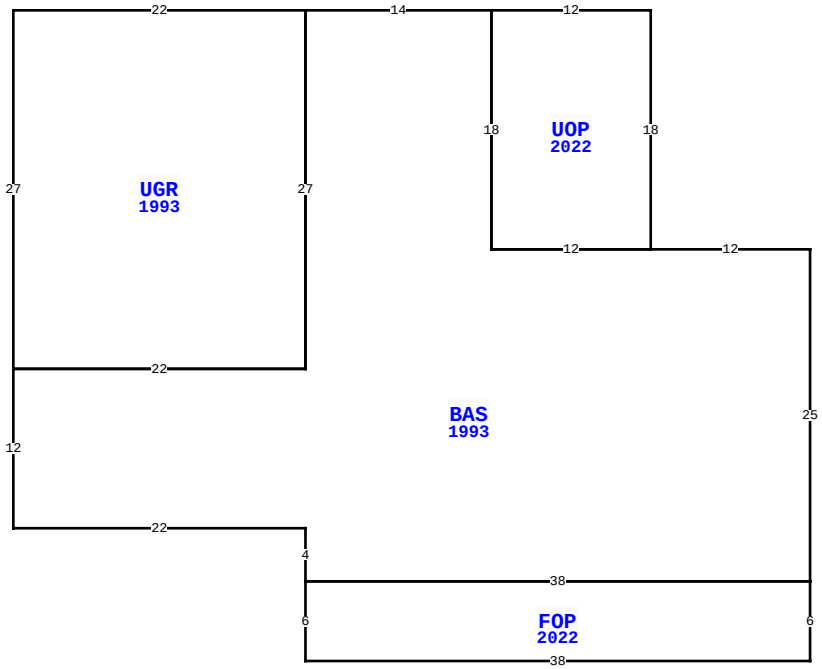
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100	1993	1,466	198,480
FOP	228	30	2022	68	9,206
UGR	594	45	1993	267	36,149
UOP	216	20	2022	43	5,822
TOTALS	2,504			1,844	249,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	132.2500	138.86	256,058	1959	2020	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2023 Heated Area: 1466 HX Base Yr 2023



1143 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		249,657
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		449,657
SOH/AGL Deduction		75,017
ASSESSED VALUE		374,640
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		323,229
TOTAL JUST VALUE		449,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120109	REPAIR/RRF	0	01/23/2012
20112299	REPAIR/RRF	7,000	12/28/2011
5690	REMODEL	8,000	11/10/1989
5686	DEMOLITION	0	11/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0331	4/01/2022	WD	U	I	11	100
GRANTOR: OLSEN ERIC C & BETTY						
GRANTEE: KERSCH STEPHEN M &						
2551/1887	4/01/2022	WD	Q	I	02	499,000
GRANTOR: OLSEN ERIC C & BETTY						
GRANTEE: KERSCH STEPHEN & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UOP=[YR=2022] N18 W12 S18 E12$ W12 N18 W14
UGR=[YR=1993] W22 S27 E22 N27 $ S27 W22 S12 E22
S4FOP=[YR=2022] S6 E38 N6 W38$ E38 N25$.

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	0006	R-1	90.00	125.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS