

BLOCK 2 LOT 18  
IN OR 526 PG 706  
EGAN MEADOWS 1 PB 3/45

WHITE DANNY J & NANCY S  
1139 N 15TH ST  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1240-0002-0180



| 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            | 05 | ASPH 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                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| 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       | 1,841            | 100         | 1993 | 1,841        | 135,800              |
| FSP       | 96               | 40          | 2008 | 38           | 2,803                |
| UCP       | 234              | 20          | 1993 | 47           | 3,467                |
| UOP       | 20               | 20          | 1993 | 4            | 295                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,191 |  |  | 1,930 | 142,365 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |    |       |    |       |                |
|----------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0940       | SHEDS/PORT  | 0       | 100 | 24 | 16    |    |       | 384.00         |
| 2              | 0940       | SHEDS/PORT  | 0       | 100 | 6  | 16    |    |       | 96.00          |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | R-1      | 72.00 | 193.00 | 1.00        |

REVIEW DATE 01/01/2023 BY CD

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0100                                                       | 01  | 1,930     | 90.6500     | 95.18          | 183,697        | 1959 | 1980 | 0    | 0    |
| 1 SINGLE FAM 100% - 1980 Heated Area: 1841 HX Base Yr 1980 |     |           |             |                |                |      |      |      |      |

1139 N 15TH ST, FERNANDINA BEACH

| TOTAL OB/XF |            |             |         |     |    |       |    |       |                |
|-------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|
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Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 142,365   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 3,082     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 200,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 345,447   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 254,739   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 90,708    |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 51,411    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 39,297    |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 345,447   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 319,661   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20052813   | REPAIR/RRF  | 4,000 | 10/10/2005 |
| 5908       | REMODEL     | 2,000 | 04/01/1990 |
| 3646B      | GARAGE      | 2,000 | 03/01/1986 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0526/0706                    | 9/15/1987 | WD           | U      | I      |           | 12,600        |  |
| GRANTOR: WHITE JOHNNY F &    |           |              |        |        |           |               |  |
| GRANTEE: WHITE DANNY & NANCY |           |              |        |        |           |               |  |
| 0273/0323                    | 8/01/1978 | WD           | Q      | I      |           | 14,000        |  |
| GRANTOR:                     |           |              |        |        |           |               |  |
| GRANTEE:                     |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W12 N20 W17 FSP=[YR=2008] N8 W12 S8 E12\$ W18 S20 W8 S12 UCP=[YR=1993] S13 E18UOP=[YR=1993] S5 E4 N5 W4\$ N13 W18\$ E18 S13 E37 N25\$. |  |  |  |  |  |  |  |  |  |

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