BLOCK 2 LOTS 23 24 & 25
OR 478 PG 7
EGAN MEADOWS # 1 PB 3/45

WHITE DONNY MICHAEL
1117 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1240-0002-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

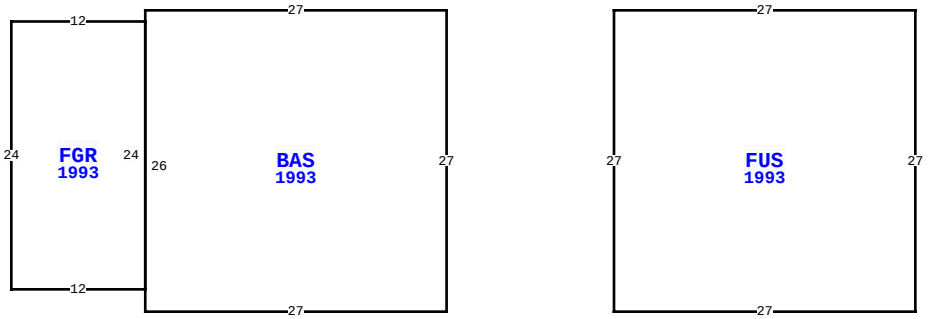
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	729	100	1993	729	66,918
FGR	288	55	1993	158	14,503
FUS	729	100	1993	729	66,918
TOTALS	1,746			1,616	148,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,616	115.2600	121.02	195,568	1992	1992	0	0	0	24.15	75.85

1 SINGLE FAM 100% - 1993 Heated Area: 1458 HX Base Yr 1993



1117 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,338
TOTAL MARKET OB/XF VALUE		1,360
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		549,698
SOH/AGL Deduction		429,692
ASSESSED VALUE		120,006
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,595
TOTAL JUST VALUE		549,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162214	CARPORT	11,160	08/10/2016
19984982	XFOB	1,893	02/17/1999
6975	NEW CONSTR	53,700	03/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0478/0007	12/01/1985	MS	U	V		6,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S1 FGR=[YR=1993] W12 S24 E12 N24 $ S26 E27 N27 $ PTR= E15 FUS=[YR=1993] E27 S27 W27 N27 $ W15 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	68	1,360	

TOTAL OB/XF 1,360

LAND DESCRIPTION

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	120.00	210.00	2.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS