BLOCK 2 LOT 29
IN OR 1985/648
EGAN MEADOWS #1 PB 3/45

BELL JENSEN H/BELL WADE H III & PAMELA
1107 N 15TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1240-0002-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

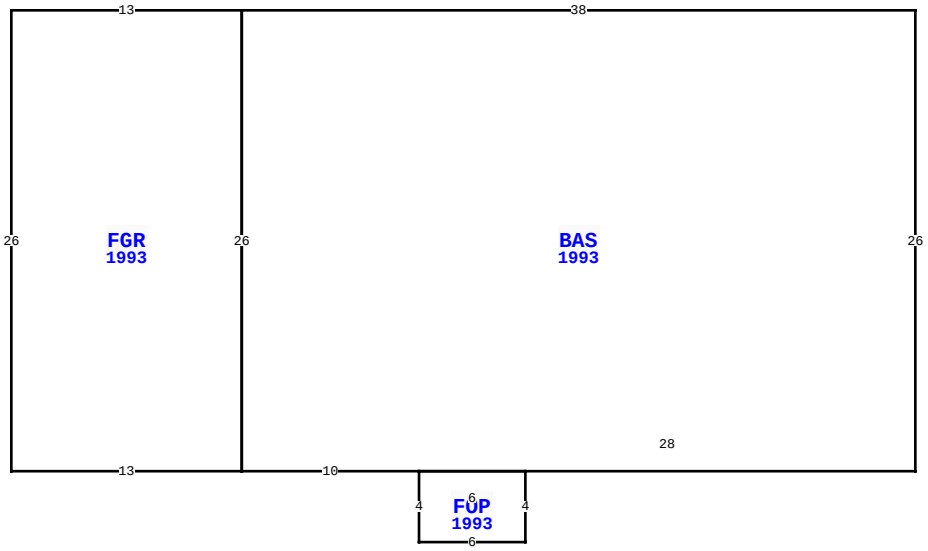
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	988	100	1993	988	97,779
FGR	338	55	1993	186	18,408
FOP	24	30	1993	7	693
TOTALS	1,350			1,181	116,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	116.8120	122.65	144,850	1991	1991	0	0	0	19.31	80.69

1 SINGLE FAM 100% - 2016 Heated Area: 988 HX Base Yr 2016



1107 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		116,879
TOTAL MARKET OB/XF VALUE		10,114
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		326,993
SOH/AGL Deduction		188,448
ASSESSED VALUE		138,545
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,134
TOTAL JUST VALUE		326,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6708	NEW CONSTR	34,000	08/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1985/0648	6/12/2015	WD	Q	I	01	120,000
GRANTOR: RENSHAW PATRICIA D						
GRANTEE: BELL JENSEN H ET AL						
1246/0144	7/15/2004	QC	U	I	07	100
GRANTOR: RENSHAW PATRICIA D						
GRANTEE: RENSHAW PATRICIA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FGR=[YR=1993] W13 S26 E13 N26$ S26 E10
FOP=[YR=1993] S4 E6 N4 W6$ E28 N26$.

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	0940	SHEDS/PORT	0	100	28	14	392.00	SF	30.00	30.00	100	2025	2021		86	10,114	

LAND DESCRIPTION

TOTAL OB/XF 10,114

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	100.00	115.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS