BLOCK 3 N 70 FT OF LOT 6
IN OR 767/333
EGAN MEADOWS # 1 PB 3/45

FIDLER KENT E & DEBORA A
99071 VERBENA LN
FERNANDINA BEACH, FL 32034-7781

2026

00-00-31-1240-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

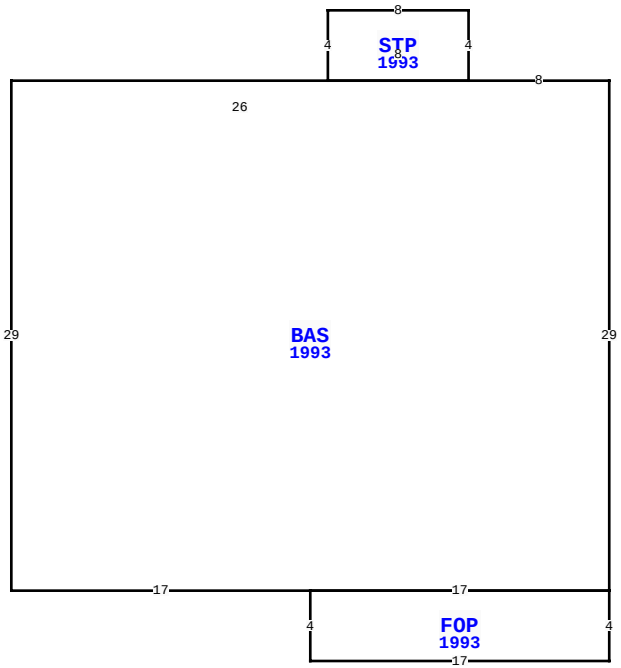
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	986	100	1993	986	96,565
FOP	68	30	1993	20	1,959
STP	32	10	1993	3	294
TOTALS	1,086			1,009	98,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,009	113.8860	119.58	120,656	1974	1985	0	0	0	18.10	81.90

1 SINGLE FAM 0% - 0 Heated Area: 986 HX Base Yr



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

1120 N 15TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	98,817
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	298,817
SOH/AGL Deduction	67,330
ASSESSED VALUE	231,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,487
TOTAL JUST VALUE	298,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120730	ELEC OTHER	450	04/24/2012
20071744	REPAIR/RRF	6,200	09/14/2007
20040543	ELEC OTHER	1,000	03/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/0333	8/01/1996	WD	Q	I	01	15,000
GRANTOR: FIDLER DEBORA DEE RUS						
GRANTEE: FIDLER KENT E & DEO						
0447/0489	1/16/1985	QC	U	I		32,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: RUSHTON DEBORA DEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 STP=[YR=1993] N4W8S4E8$ W26S29 E17
FOP=[YR=1993] S4E17N4W17$ E17 N29$.

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	0	0006	R-1	70.00	117.00	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