BLOCK 3 LOT 8
EGAN MEADOWS 1 PB 3/45

HOHMAN JOHN G JR
1128 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1240-0003-0080

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

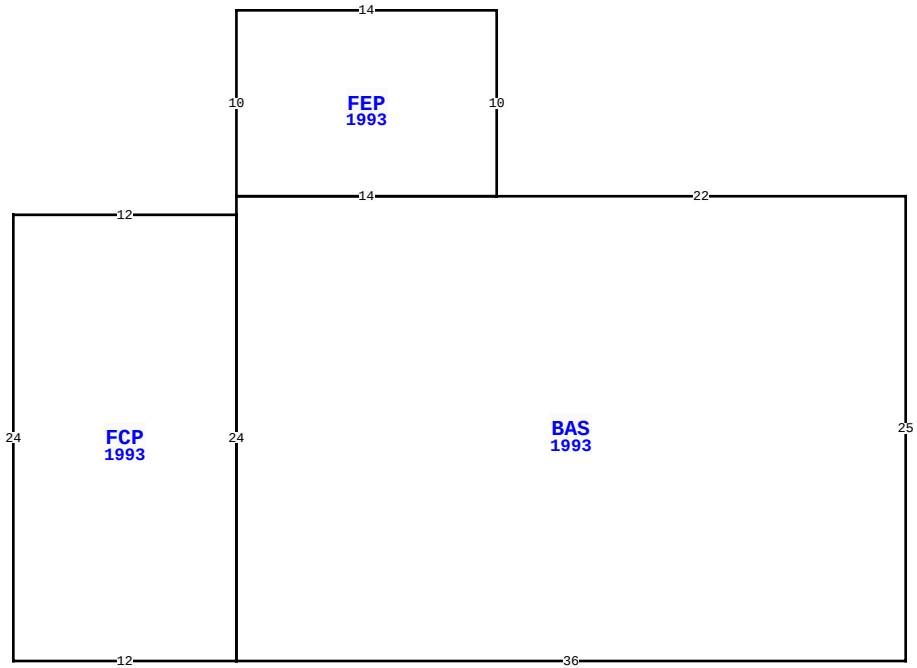
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	65,760
FCP	288	25	1993	72	5,261
FEP	140	80	1993	112	8,184
TOTALS	1,328			1,084	79,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,084	107.0600	112.41	121,852	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 900 HX Base Yr



1128 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		79,204
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		280,764
SOH/AGL Deduction		218,781
ASSESSED VALUE		61,983
TOTAL EXEMPTION VALUE	HX HB WR	41,983
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		280,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110957	H/AC	4,500	06/13/2011
20080523	REPAIR/RRF	1,800	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0069/0518	1/01/1966	TA	U	I		9,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FEP=[YR=1993] N10 W14 S10 E14$ W14 S1
FCP=[YR=1993] W12 S24 E12 N24$ S24 E36 N25$.

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	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	1995	1995	3	20	780	
2	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	1995	1995	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	75.00	124.00	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