



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																														
Exterior Wall	15	CONC BLOCK 100	0100	01	1,779	95.0000	99.75	177,455	1956	1956	0	0	0	35.75	64.25	VALUATION BY																														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2026										Heated Area: 1538										STANDARD																							
Roof Cover	12	MODULAR MT 100											HX Base Yr										Tax Group: 2																							
Interior Wall	04	PLYWOOD 100																					Tax Dist:																							
Interior Floo	14	CARPET 80																					BUILDING MARKET VALUE																							
Interior Floo	07	CORK/VTILE 20																					TOTAL MARKET OB/XF VALUE																							
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET																							
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE																							
Bedrooms	3	100																					SOH/AGL Deduction																							
Bathrooms	1	100																					ASSESSED VALUE																							
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE																							
Stories	1.	1. 100																					BASE TAXABLE VALUE																							
Units	0	100																					TOTAL JUST VALUE																							
BUD8 Adjustme	02	DIST FB 100																					NCON VALUE																							
Occupancy	00	NONE 100																					INCOME VALUE																							
Quality			03	Quality Level 03																		PREVIOUS YEAR MKT VALUE																								
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	1,538	100	1993	1,538	98,570																																									
FOP	128	30	1993	38	2,436																																									
UGR	260	45	1993	117	7,499																																									
USP	286	30	1993	86	5,512																																									
TOTALS			2,212		1,779	114,015	1140 N 15TH ST, FERNANDINA BEACH																																							
EXTRA FEATURES						BLD DATE																LGL DATE																								
						XF DATE																LAND DATE																								
						INC DATE																AG DATE																								
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	05/06/2026 MLU																												
1	0510	GARAGE WD-	0	0	14	24	336.00	SF	35.00	35.00	100	1970	1970	3	20	2,352																														