BLOCK 1 LOT 2
AMELIA PARK TOWN CENTER
BLOCKS 1 & 4 PBK 8/185

DAUGHTREY VIRGINIA H L/E/
1794 S 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-127P-0001-0020

BUILDING CHARACTERISTICS

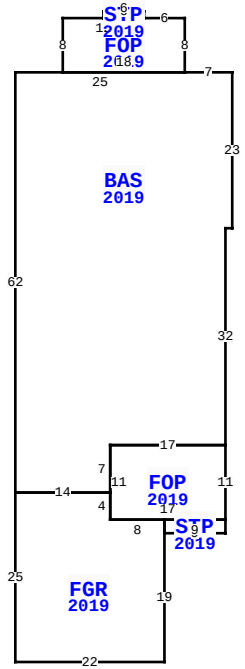
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	2019	1,826	392,354
FGR	518	55	2019	285	61,238
FOP	144	30	2019	43	9,239
FOP	187	30	2019	56	12,032
STP	6	10	2019	1	215
STP	18	10	2019	2	430
TOTALS	2,699			2,213	475,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,213	132.7606	220.38	487,701	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 1826 HX Base Yr 2020



1794 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		475,508
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		700,508
SOH/AGL Deduction		399,042
ASSESSED VALUE		301,466
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		245,055
TOTAL JUST VALUE		700,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181851	CO ISSUED	0	01/31/2019
20181851	NEW CONSTR	246,447	05/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/1872	5/21/2021	QC	U	I	11	100
GRANTOR: CLAPSADDLE GERALD L &						
GRANTEE: CLAPSADDLE GERALD R						
2443/1204	3/12/2021	QC	U	I	11	100
GRANTOR: CLAPSADDLE GERALD L R						
GRANTEE: CLAPSADDLE GERALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W7 FOP=[YR=2019] N8 W6 STP=[YR=2019] N1 W6 S1 E6$ W12 S8 E18$ W25 S62 FGR=[YR=2019] S25 E22 N19 STP=[YR=2019] E9 N2 FOP=[YR=2019] N11 W17 S11 E17$ W9 S2$ N2 W8 N4 W14$ E14 N7 E17 N32 E1 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-2	0.00	0.00	45.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	225,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS