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

FERRIS ROBERT E JR & PHYLLIS A
1785 S 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-127P-0004-0040

BUILDING CHARACTERISTICS

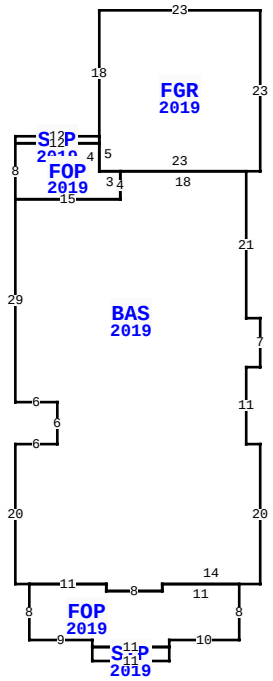
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,913	100	2019	1,913	411,047
FGR	529	55	2019	291	62,528
FOP	108	30	2019	32	6,876
FOP	243	30	2019	73	15,686
STP	12	10	2019	1	215
STP	22	10	2019	2	430
TOTALS	2,827			2,312	496,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,312	132.7606	220.38	509,519	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 1913 HX Base Yr 2020



1785 S 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		496,781
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		721,781
SOH/AGL Deduction		236,986
ASSESSED VALUE		484,795
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		433,384
TOTAL JUST VALUE		721,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		746,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181857	NEW CONSTR	258,014	05/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/1457	2/06/2019	WD	Q	I	01	512,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FERRIS ROBERT E JR						
2180/1395	2/23/2018	SW	Q	V	05	1,000,000
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W23 S18 STP=[YR=2019] W12 S1 FOP=[YR=2019] S8 BAS=[YR=2019] S29 E6 S6 W6 S20 E2 FOP=[YR=2019] S8 E9 S1 STP=[YR=2019] S2 E11 N2 W11$ E11 N1 E10 N8 W11 S1 W8 N1 W11$ E11 S1 E8 N1 E14 N20 W2 N11 E2 N7 W2 N21 W18 S4 W15$ E15 N4 W3 N4 W12$ E12 N1$ S5 E23 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