LOT 6 IN OR 792/578
HIGHLAND HEIGHTS # 2 PB 5/80

JOHNSON JOHN BAILEY
608 N 15TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1381-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| 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 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

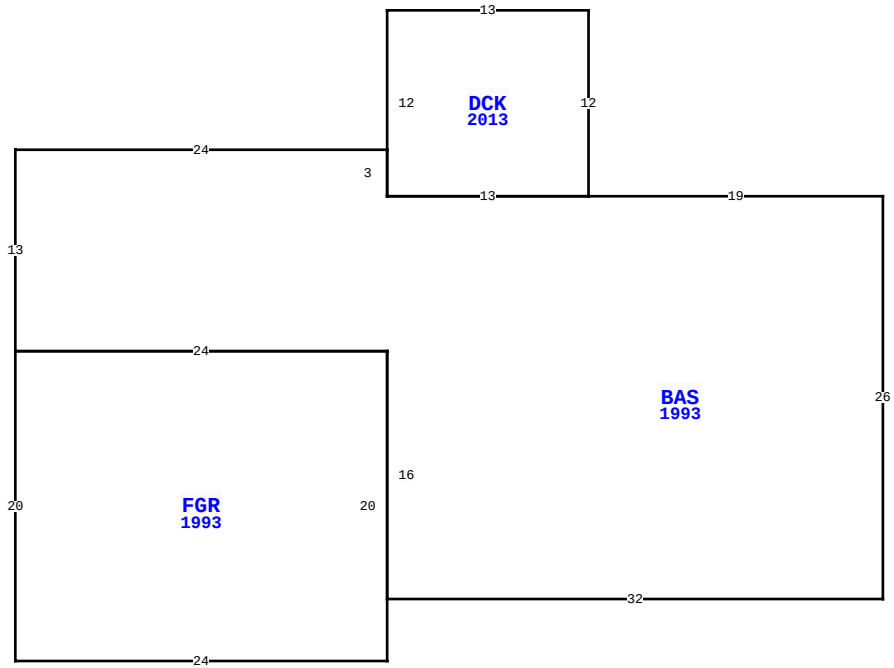
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,144 | 100 | 1993 | 1,144 | 114,931 |
| DCK | 156 | 10 | 2013 | 16 | 1,607 |
| FGR | 480 | 55 | 1993 | 264 | 26,522 |
| TOTALS | 1,780 | | | 1,424 | 143,061 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,424 | 119.6000 | 125.58 | 178,826 | 1985 | 1985 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 1998 Heated Area: 1144 HX Base Yr 1998




608 N 15TH ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 143,061 |
| TOTAL MARKET OB/XF VALUE | | 1,032 |
| TOTAL LAND VALUE - MARKET | | 255,000 |
| TOTAL MARKET VALUE | | 399,093 |
| SOH/AGL Deduction | | 278,892 |
| ASSESSED VALUE | | 120,201 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 18,790 |
| TOTAL JUST VALUE | | 399,093 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 365,478 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B3368 | NEW CONSTR | 51,000 | 07/01/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0792/0578 | 5/05/1997 | WD | Q | I | | 80,000 |
| GRANTOR: HUNSUCKER JAMES D SR | | | | | | |
| GRANTEE: JOHNSON JOHN BAILEY | | | | | | |
| 0475/0477 | 12/01/1985 | WD | Q | I | | 56,900 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 DCK=[YR=2013] N12 W13 S12 E13 $ W13 N3 W24 S13 FGR=[YR=1993] S20 E24 N20 W24$ E24 S16 E32 N26$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1124 | CB/STC 4" | 0 | 100 | 0 | 0 | 243.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 41 | 648 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 384 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,032

| 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 | 80.00 | 110.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 255,000.00 | 255,000.00 | 255,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS