LOT 22
HIGHLAND OAKS PB 5/131

CHAPMAN THEODORA CATHARINA
706 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1385-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

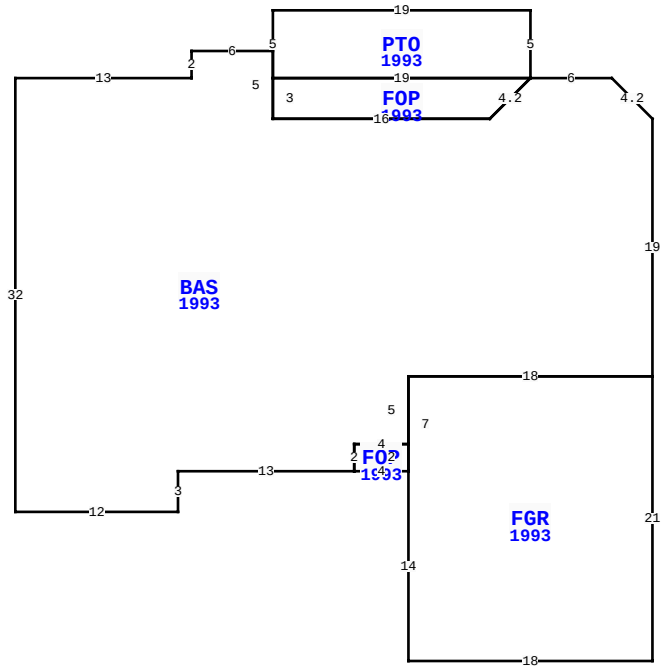
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,220	100	1993	1,220	119,635
FGR	378	55	1993	208	20,397
FOP	8	30	1993	2	196
FOP	53	30	1993	16	1,569
PTO	95	5	1993	5	491
TOTALS	1,754			1,451	142,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	111.1800	116.74	169,390	1990	1990	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 0 Heated Area: 1220 HX Base Yr



706 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	142,288
TOTAL MARKET OB/XF VALUE	520
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	397,808
SOH/AGL Deduction	63,601
ASSESSED VALUE	334,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,207
TOTAL JUST VALUE	397,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6050	NEW CONSTR	47,525	06/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2846/173	2/09/2026	WD	Q	I	01	400,000
GRANTOR: KARR SUZI						
GRANTEE: CHAPMAN THEODORA CA						
2496/1144	8/23/2021	WD	U	I	11	100
GRANTOR: KARR SUZI						
GRANTEE: KARR THOMAS J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] L3 U3 W6 PTO=[YR=1993] N5 W19 S5 FOP=[YR=1993] S3 E16 U3 R3 W19 $ E19$ L3 D3 W16 N5 W6 S2 W13 S32 E12 N3 E13 FOP=[YR=1993] E4 FGR=[YR=1993] S14 E18 N21 W18 S7$ N2 W4 S2 $N2 E4 N5 E18 N19$.

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
3	1242	WD DECK A	0	0	10	26	260.00	SF	10.00	10.00	100	1992	1992	3	20	520	

LAND DESCRIPTION

TOTAL OB/XF 520

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	0	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