LOT 40
IN OR 550/1064
OAK GROVE PLACE PB 3/2

GORDON ANN B
105 S 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1480-0040-0000

BUILDING CHARACTERISTICS

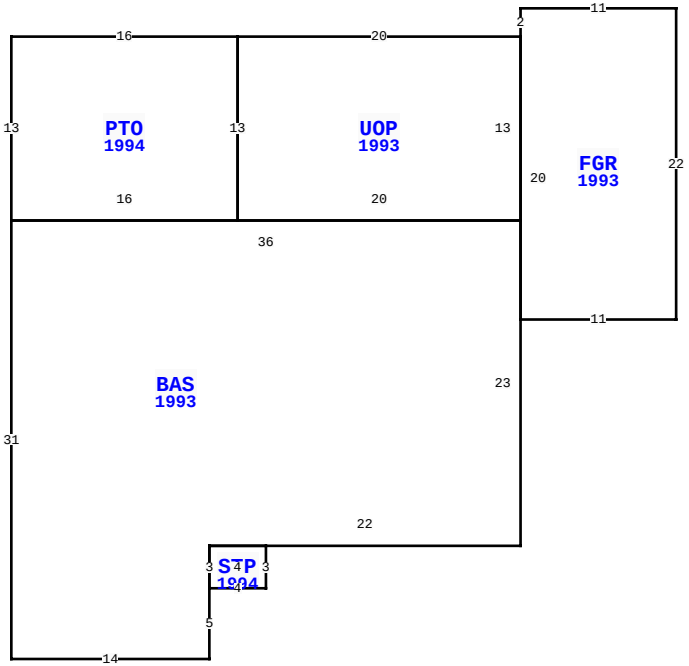
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	1993	940	79,907
FGR	242	55	1993	133	11,306
PTO	208	5	1994	10	850
STP	12	10	1994	1	85
UOP	260	20	1993	52	4,421
TOTALS	1,662			1,136	96,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,136	101.2035	106.26	120,711	1951	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 940 HX Base Yr 2020



105 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		96,569
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		296,569
SOH/AGL Deduction		188,982
ASSESSED VALUE		107,587
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		51,176
TOTAL JUST VALUE		296,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053247	REPLACE SEWER LIN	1,000	12/28/2005
984671	NEW HEATER W/GAS	0	12/16/1998
983655	REPLACE 100AMP PA	0	05/04/1998
4124	REPAIR/RRF	2,340	01/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0550/1064	8/24/1988	WD	U	I	18	100

GRANTOR: HADDOCK MARY E L/E

GRANTEE: GORDON WALTER L

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 S2 UOP=[YR=1993] W20 PTO=[YR=1994] W16S13 BAS=[YR=1993] S31 E14 N5STP=[YR=1994] E4N3W4S3$ N3 E22N23 W36$ E16N13$ S13E20N13$ S20E11 N22$.

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	0006	R-1	65.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS