LOT 41
OAK GROVE PLACE PB 3/2

CLARKE NANCY W L/E/
111 S 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1480-0041-0000

BUILDING CHARACTERISTICS

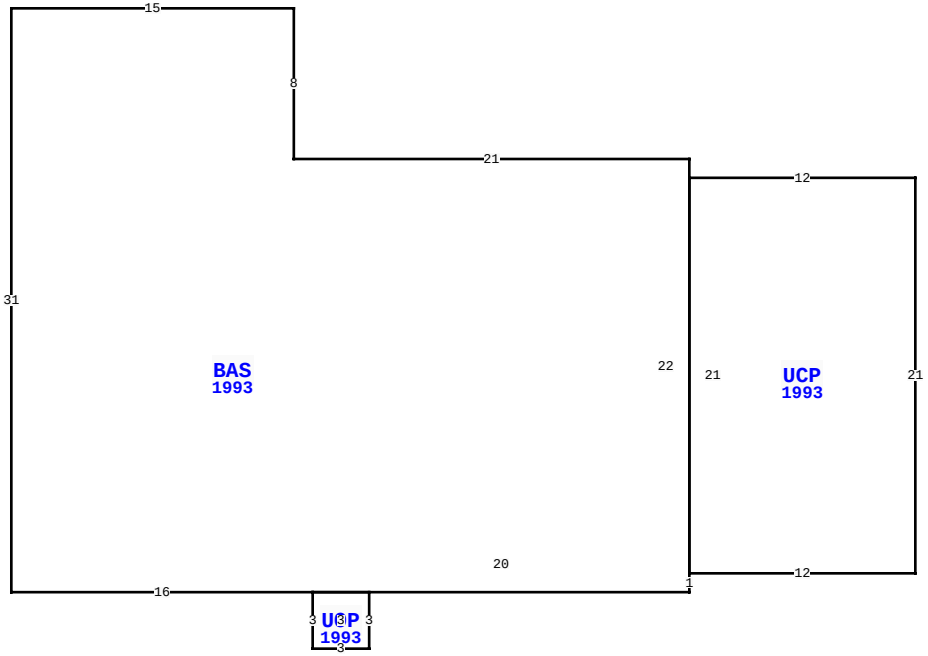
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 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	948	100	1993	948	111,402
UCP	252	20	1993	50	5,876
UOP	9	20	1993	2	235
TOTALS	1,209			1,000	117,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,000	105.6780	146.89	146,890	1950	1985	0	0	0	20.00	80.00

1 SNGL FAM 100% - 2014 Heated Area: 948 HX Base Yr 2014



111 S 15TH ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		117,512
TOTAL MARKET OB/XF VALUE		1,694
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		319,206
SOH/AGL Deduction		207,365
ASSESSED VALUE		111,841
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		55,430
TOTAL JUST VALUE		319,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0546	7/22/2019	QC	U	I	11	100
GRANTOR: CLARKE NANCY W						
GRANTEE: CLARKE JONATHAN W						
1617/1440	5/04/2009	WD	U	I	19	100,000
GRANTOR: SKIPPER WILLIAM E ETA						
GRANTEE: CLARKE NANCY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N8 W15 S31 E16 UOP=[YR=1993] S3E3N3W3$ E20 N1 UCP=[YR=1993] E12 N21 W12S21$ 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
1	0510	GARAGE WD-	0	100	22	11	242.00	SF	35.00	35.00	100	1980	1980	3	20	1,694	

LAND DESCRIPTION

TOTAL OB/XF 1,694

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	64.00	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