

PT OF OUT LOT 12  
OR 2634/1434  
AKA BLOCK 3 LOT 8

FERRAZZA MARY JO/RODIER GREGG H  
828 N 15TH ST  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0012-0030



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 05  | AVERAGE 50     |
| Exterior Wall            | 15  | CONC BLOCK 50  |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 80      |
| Interior Floor           | 08  | SHT VINYL 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 100         |
| Units                    | 0   | 100            |
| BUD8 Adjustme            | 02  | DIST FB 100    |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

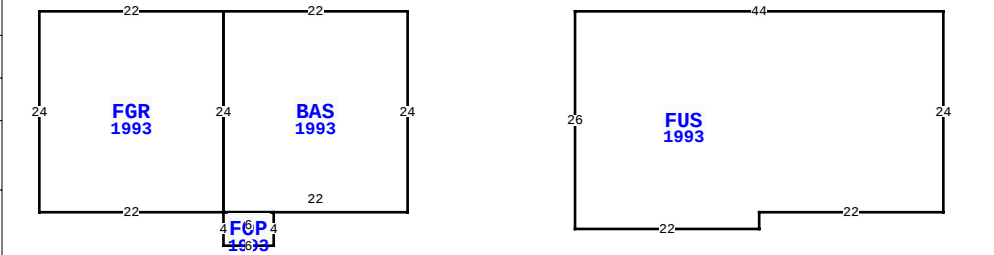
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 528              | 100         | 1993 | 528          | 45,569               |
| FGR       | 528              | 55          | 1993 | 290          | 25,028               |
| FOP       | 24               | 30          | 1993 | 7            | 604                  |
| FUS       | 1,100            | 100         | 1993 | 1,100        | 94,936               |
| TOTALS    | 2,180            |             |      | 1,925        | 166,138              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 256.00 | SF | 10.00 |                |       |
| 5              | 0940       | SHEDS/PORT  | 0   | 100 | 20 | 10 | 200.00 | SF | 30.00 |                |       |
| 6              | 1242       | WD DECK A   | 0   | 100 | 10 | 10 | 100.00 | SF | 13.50 |                |       |
| 7              | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 262.00 | SF | 10.00 |                |       |
| 8              | 1126       | CB/STC 8"   | 0   | 100 | 0  | 0  | 82.00  | SF | 8.00  |                |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | RES                  | 100 | 0006 | R-1      | 70.00 | 200.00 | 1.00        | LT        |       |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                                                       | 01  | 1,925     | 103.3900    | 108.56         | 208,978        | 1975 | 1980 | 0    | 0    | 20.50 | 79.50  |
| 1 SINGLE FAM 100% - 2024 Heated Area: 1628 HX Base Yr 2024 |     |           |             |                |                |      |      |      |      |       |        |



|                                 |          |           |            |     |
|---------------------------------|----------|-----------|------------|-----|
| 828 N 15TH ST, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/06/2026 | MLU |
|                                 | XF DATE  | LAND DATE |            |     |
|                                 | INC DATE | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 166,138     |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,090       |        |
| TOTAL LAND VALUE - MARKET |  | 255,000     |        |
| TOTAL MARKET VALUE        |  | 424,228     |        |
| SOH/AGL Deduction         |  | 22,974      |        |
| ASSESSED VALUE            |  | 401,254     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 51,411 |
| BASE TAXABLE VALUE        |  | 349,843     |        |
| TOTAL JUST VALUE          |  | 424,228     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 390,705     |        |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 2025-1614  | PRIVATE PROVIDER( | 236,598 | 12/29/2025 |
| 2025-1615  | PRIVATE PROVIDER( | 67,130  | 12/29/2025 |
| 7524       | REPAIR/RRF        | 600     | 02/03/1993 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2634/1434                      | 4/28/2023 | WD        | Q   | I   | 01     | 450,000    |  |
| GRANTOR: WATKINS JEANINE &     |           |           |     |     |        |            |  |
| GRANTEE: FERRAZZA MARY JO ET   |           |           |     |     |        |            |  |
| 2618/0882                      | 2/07/2023 | FJ        | U   | I   | 11     | 0          |  |
| GRANTOR: WATKINS BILLY RAY EST |           |           |     |     |        |            |  |
| GRANTEE: WATKINS JEANINE & E   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W22 FGR=[YR=1993] W22 S24 E22 N24\$ S24<br>FOP=[YR=1993] S4 E6 N4 W6\$ E22 N24\$ PTR=E20 FUS=[YR=1993]<br>E44 S24 W22 S2 W22 N26\$ W20\$. |  |  |  |  |  |  |  |  |  |  |  |