

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2026

00-00-31-1600-0159-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	24	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	6	100
Stories	1.	1. 100
Units	2	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY

MAP NUM		MKT AREA	02
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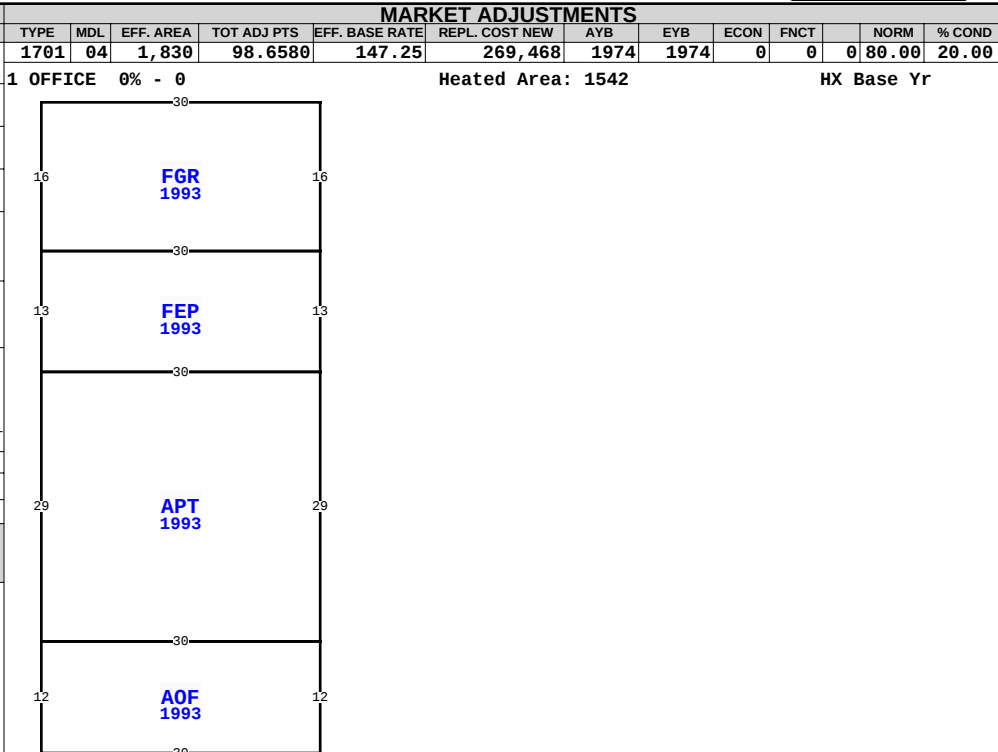
NEIGHBORHOOD/LOC	2002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	360	100	1993	360	10,602
APT	870	100	1993	870	25,622
FEP	390	80	1993	312	9,188
FGR	480	60	1993	288	8,482

TOTALS	2,100			1,830	53,894
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	3,820.00	SF	4.00	4.00	
2	0812	CONCRETE C	0	0	40	52	2,080.00	SF	4.00	4.00	
3	0812	CONCRETE C	0	0	0	0	8,750.00	SF	4.00	4.00	
4	0803	ASPHALT C	0	0	0	0	43,465.00	SF	2.00	2.00	
5	0402	CONC BUMPE	0	0	0	0	46.00	UT	25.00	25.00	
6	0446	BOX FNC 6'	0	0	0	0	840.00	LF	20.00	20.00	
7	0972	ST LGHT UN	0	0	0	0	18.00	UT	2,530.00	2,530.00	
8	0446	BOX FNC 6'	0	0	0	0	78.00	LF	20.00	20.00	
9	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000300	C	MULTI-FAMILY	0	0006	RG-1	0.00	0.00	62.00	UT	



1200 S 15TH ST, FERNANDINA BEACH

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2026
INC DATE	05/13/2026	DG	AG DATE	

TOTAL OB/XF											
72,863											

NASSAU COUNTY PROPERTY		PAGE 1 of 11	8
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1, 233, 802	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1, 623, 424	
SOH/AGL Deduction		61, 671	
ASSESSED VALUE		1, 561, 753	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1, 561, 753	
TOTAL JUST VALUE		1, 623, 424	
NCON VALUE		0	
INCOME VALUE		1623424	
PREVIOUS YEAR MKT VALUE		1, 467, 748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012059	REROOF - BLDG A 7	16,000	09/09/2021
21012072	REROOF - BLDG A 1	16,000	09/09/2021
21012073	REROOF - BLDG B 7	16,000	09/09/2021
21012074	REROOF - BLDG E 1	16,000	09/09/2021
21012075	REROOF - OFFICE	10,575	09/09/2021
20000791	REPAIR/RRF	14,550	01/31/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0232/0238	1/25/1977	WD	U	I	
GRANTOR: ST PETERS VILLAS INC					SALE PRICE
GRANTEE: NASSAU HOMES LTD					
0148/0057	6/27/1973	WD	Q	V	
GRANTOR: BURNS PAUL C & ANNIE					57,900
GRANTEE: ST PETERS VILLAS IN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W30 S16 FEP=[YR=1993] S13 APT=[YR=1993] S29 AOF=[YR=1993] S12 E30 N12 W30 \$ E30 N29 W30 \$ E30 N13 W30 \$ E30 N16 \$.											

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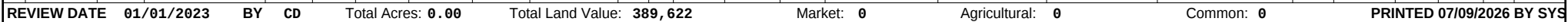
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