

BLOCK 254 N'LY 75 FT OF S'LY
112 FT OF E'LY 100 FT OF LOT 8
IN OR 693 PG 399

RUSSELL VICTOR L & LILLIE P
1013 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0254-0081



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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
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		

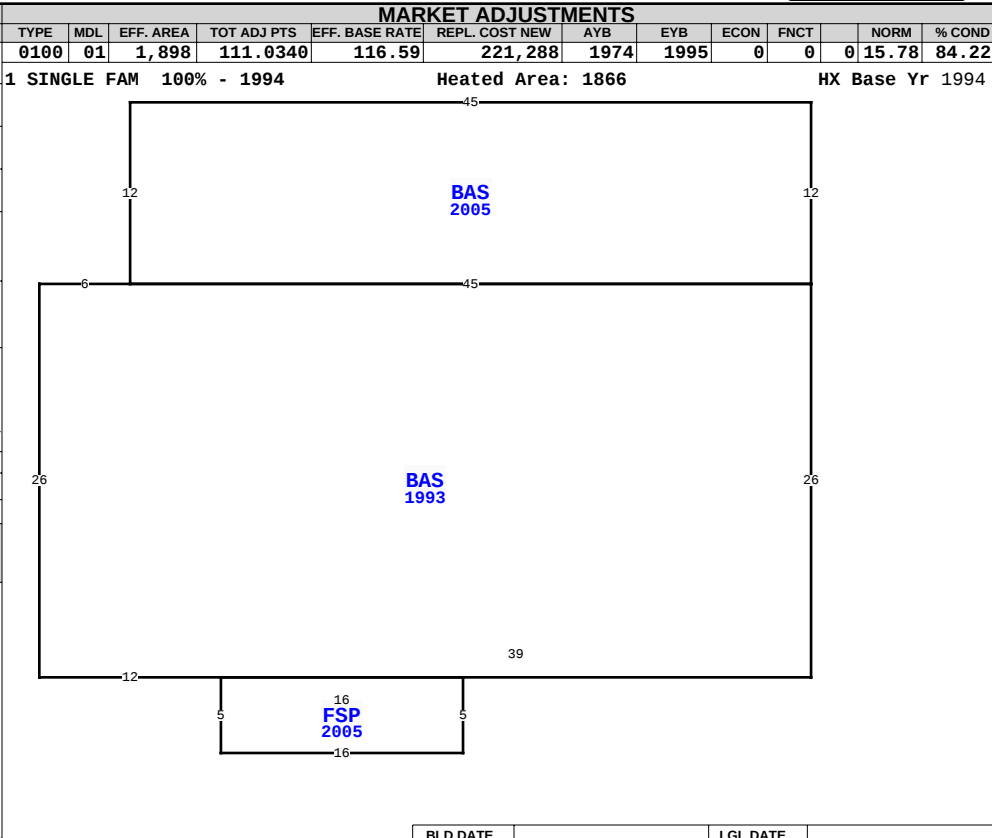
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1993	1,326	130,202
BAS	540	100	2005	540	53,024
FSP	80	40	2005	32	3,142
TOTALS	1,946			1,898	186,369

EXTRA FEATURES					
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L N	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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1974	1974	3	20	864	
4	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	100	2005	2005	3	21	42	
6	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2008	2008	3	27	389	

LAND DESCRIPTION			TOTAL OB/XF 3,605														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-1	75.00	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
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1013 N 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		186,369	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		389,974	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		56,411	
ASSESSED VALUE		BASE TAXABLE VALUE		83,436	
TOTAL JUST VALUE		NCON VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		364,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131237	REPAIR/RRF	4,000	06/04/2013
20100608	REMODEL	6,219	04/15/2010
20051812	REMODEL	1,000	05/17/2005
20051608	ADDITION	21,000	04/18/2005
20051608	ADDITION	21,000	04/18/2005
6683	REMODEL	4,000	07/30/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0693/0399	12/02/1993	WD	Q	I		55,000	
GRANTOR: CHAUNCEY RAYMOND & C							
GRANTEE: RUSSELL VICTOR & L							
0538/1061	2/21/1988	WD	Q	I	01	100	
GRANTOR: CHAUNCEY CAROL A & RA							
GRANTEE: CHAUNCEY CAROL A &							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2005] W45 S12 BAS=[YR=1993] W6 S26 E12 FSP=[YR=2005] S5 E16 N5 W16 \$ E39 N26 W45 \$ E45 N12 \$.																	