

BLOCK 254 S 81 FT OF E 100 FT
OF LOT 10
IN OR 838/373

ALLAN ANDREW S III & TRINA S
1003 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0254-0102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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
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NEIGHBORHOOD/LOC	1007.00
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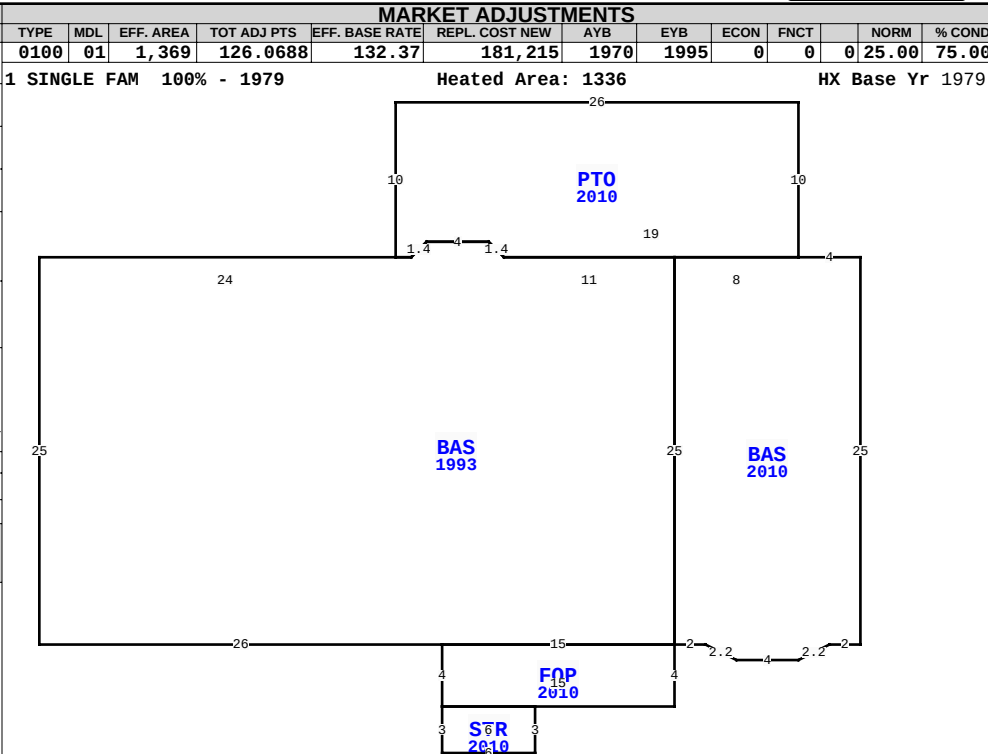
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,030	100	1993	1,030	102,256
BAS	306	100	2010	306	30,379
FOP	60	30	2010	18	1,787
PTO	255	5	2010	13	1,291
STR	18	10	2010	2	199

TOTALS	1,669			1,369	135,911
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0	100	8	6			48.00
4	0500	FP-PRE FAB	0	100	0	0			1.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	81.00	100.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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1003 N 15TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2026	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	135,911		
TOTAL MARKET OB/XF VALUE	3,508		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	339,419		
SOH/AGL Deduction	242,288		
ASSESSED VALUE	97,131		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	45,720		
TOTAL JUST VALUE	339,419		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	316,170		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101972	REPAIR/RRF	6,979	11/15/2010
2004367	XFOB	2,000	11/16/2000
2004096	REPAIR/RRF	4,000	10/06/2000
984411	REMODEL	2,500	10/19/1998
B005284	REPAIR/RRF	0	03/27/1989
5284	REPAIR/RRF	2,383	03/27/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0838/0373	6/18/1998	WD	Q	I	06	100	
GRANTOR: ALLAN TRINIA S							
GRANTEE: ALLAN ANDREW S III							
0665/0870	8/21/1992	QC	U	I	10	100	
GRANTOR: ALLAN ANDREW S III							
GRANTEE: ALLAN TRINA S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W4 PTO=[YR=2010] N10W26S10E1 U1 R1 E4 R1 D1 E19\$ W8 BAS=[YR=1993] W11 U1 L1 W4 D1 L1 W24 S25E26 FOP=[YR=2010] S4 STR=[YR=2010] S3E6N3W6\$ E15N4W15\$ E15N25\$ S25E2 D1 R2 E4 U1 R2 E2N25\$.									

TOTAL OB/XF									
3,508									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	81.00	100.00	1.00

Market:	0
Agricultural:	0
Common:	200,000

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