BLOCK 255 S'LY 78.85 FT LOT 8
CITY OF FDNA BEACH

ZIMMERMAN IRIS P/HOUCK GERALD K
640 NORTH TROPICAL TRAIL
MERRITT ISLAND, FL 32953

2026

00-00-31-1800-0255-0082

BUILDING CHARACTERISTICS

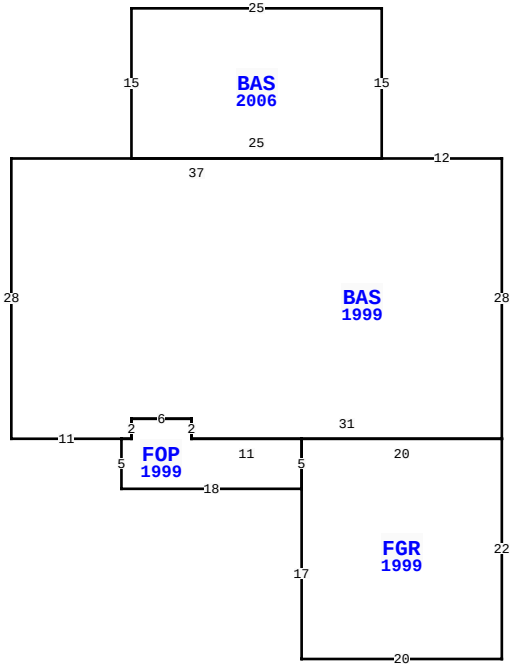
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1,360	100	1999	1,360	176,569
BAS	375	100	2006	375	48,686
FGR	440	55	1999	242	31,419
FOP	102	30	1999	31	4,025
TOTALS	2,277			2,008	260,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,008	101.5280	141.12	283,369	1999	2009	0	0	0	8.00	92.00

1 SNGL FAM 0% - 2025 Heated Area: 1735 HX Base Yr



901 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	260,699
TOTAL MARKET OB/XF VALUE	2,143
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	517,842
SOH/AGL Deduction	0
ASSESSED VALUE	517,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	517,842
TOTAL JUST VALUE	517,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060296	H/AC	300	02/09/2006
20060236	ELEC OTHER	1,200	01/27/2006
20052368	ADDITION	30,000	08/04/2005
20040746	OTHER	3,000	04/16/2004
984243	NEW CONSTR	80,000	08/31/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/553	4/16/2024	WD	Q	I	02	525,000
GRANTOR: WELLS JEREMY & NATALI						
GRANTEE: ZIMMERMAN IRIS P						
2405/0101	9/29/2020	WD	Q	I	01	335,000
GRANTOR: BAILEY STEPHEN & SARA						
GRANTEE: WELLS JEREMY & NATA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 BAS=[YR=2006] N15 W25 S15 E25$ W37 S28 E11 FOP=[YR=1999] S5 E18 FGR=[YR=1999] S17 E20 N22 W20 S5 $ N5 W11 N2 W6 S2 W1 $ E1 N2 E6 S2 E31 N28 $.

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
2	1242	WD DECK A	0	0	15	16	240.00	SF	10.00	10.00	100	1999	1999	3	20	480	
6	0940	SHEDS/PORT	0	0	21	12	252.00	SF	30.00	30.00	100	2006	2006	3	22	1,663	

LAND DESCRIPTION

TOTAL OB/XF 2,143

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	0	0006	R-1	79.00	230.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS