BLOCK 256 S75 FT OF LOT 7
IN OR 1661/194
CITY OF FDNA BEACH

REED JULIE VANZANT
709 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0256-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

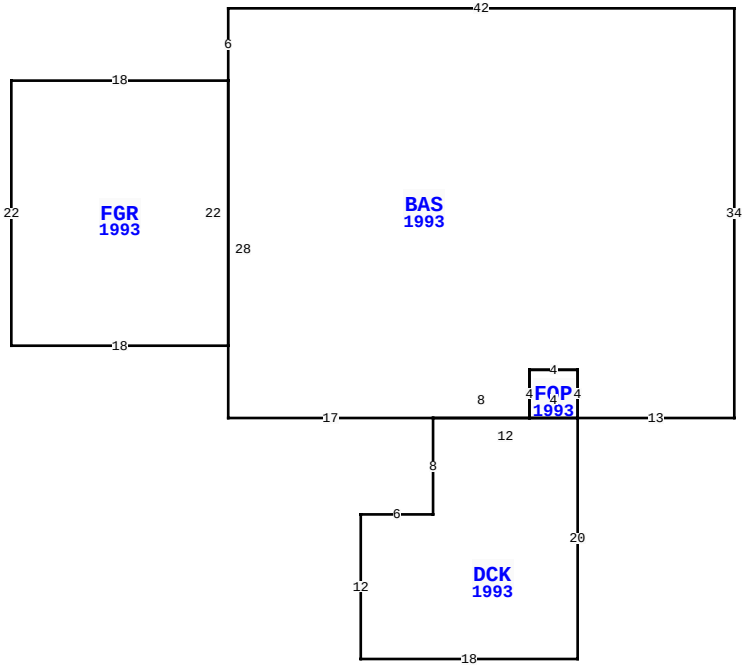
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,412	100	1993	1,412	133,701
DCK	312	10	1993	31	2,935
FGR	396	55	1993	218	20,642
FOP	16	30	1993	5	473
TOTALS	2,136			1,666	157,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	108.0000	113.40	188,924	1988	1988	0	0	0	16.50	83.50

1 SINGLE FAM 100% - 0 Heated Area: 1412 HX Base Yr 2010



709 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,752
TOTAL MARKET OB/XF VALUE		2,651
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		415,403
SOH/AGL Deduction		270,469
ASSESSED VALUE		144,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,523
TOTAL JUST VALUE		415,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4587	NEW CONSTR	60,500	12/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1661/0194	10/10/2009	QC	U	I	30	100
GRANTOR: VANZANT JOSEPH RAY						
GRANTEE: REED JULIE VANZANT						
1641/1623	9/25/2009	PR	U	I	30	100
GRANTOR: VANZANT JOSEPH RAY &						
GRANTEE: VANZANT JOSEPH RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S6 FGR=[YR=1993] W18 S22 E18 N22 $ S28 E17
DCK=[YR=1993] S8W6 S12E18N20W12$E8 FOP=[YR=1993] E4N4W4 S4$
N4 E4 S4 E13N34 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
3	0820	WOOD WALK	0	100	14	4	56.00	SF	11.75	11.75	100	1988	1988	3	40	263	
4	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1995	1995	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 2,651

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	100	0006	R-1	75.00	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