

SYNERGY DEVELOPMENT LLC
3008A S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0256-0092

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	07	ASB SHNGLE 100	0100	01	843	95.09	50	99.85	84,174	1954	1954	0	0	0	43.00	57.00	VALUATION BY					STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0										Heated Area: 814					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover	12	MODULAR MT 100	22 37 37 20 18 8 8 18 BAS 1993 UOP 1993										BUILDING MARKET VALUE					47,979														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					2,016														
Interior Floo	09	PINE WOOD 100											TOTAL LAND VALUE - MARKET					255,000														
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					304,995														
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					87,191														
Bedrooms	2	100											ASSESSED VALUE					217,804														
Bathrooms	1	100											TOTAL EXEMPTION VALUE					0														
Bathrooms	02	WOOD FRAME 100											BASE TAXABLE VALUE					217,804														
Frame	1.	1. 100											TOTAL JUST VALUE					304,995														
Stories													NCON VALUE					0														
Units	0	100	INCOME VALUE																													
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE					266,214																								
Occupancy	00	NONE 100																														
Quality		02		Quality Level 02																												
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	814	100	1993	814	46,328																											
UOP	144	20	1993	29	1,651																											
TOTALS		958		843		47,979		619 N 15TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		05/06/2026		MLU						
EXTRA FEATURES																XF DATE				LAND DATE												
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																
3	0510	GARAGE WD-	0	0	24	12		288.00	SF	35.00		35.00	100	1954	1954	3	20	2,016														
																				SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																								
2086/1358		12/02/2016		WD	Q	I	01	132,000																								
GRANTOR: WILLIS ANN B																																
GRANTEE: SYNERGY DEVELOPMENT																																
1957/0164		12/23/2014		QC	U	I	11	100																								
GRANTOR: HARRIS WILLIAM MICHAEL																																
GRANTEE: WILLIS ANN B																																
BUILDING NOTES																																
BUILDING DIMENSIONS																																
BAS=[YR=1993] W22 S37 E2 UOP=[YR=1993] S8 E18 N8 W18\$ E20 N37\$.																																
LAND DESCRIPTION										TOTAL OB/XF										2,016												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	RES	0	00006	R-1	86.00	230.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000															