BLOCK 256 S1/2 OF LOT 10
(EX W 80 FT)
CITY OF FDNA BEACH

GLAZER BENJAMIN A
601 N 15TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0256-0103

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

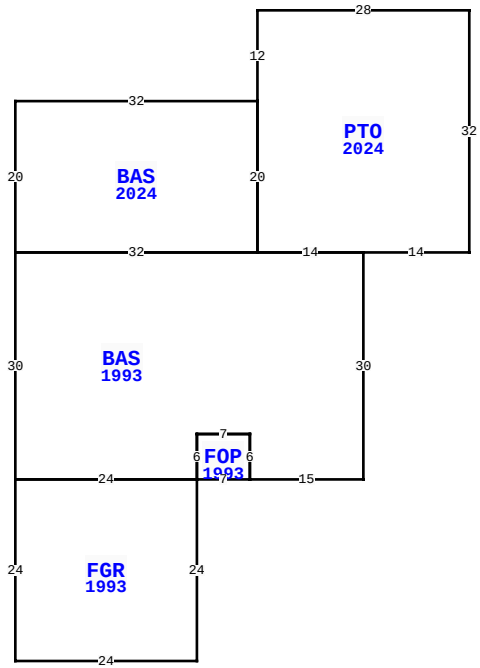
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,338	100	1993	1,338	144,688
BAS	640	100	2024	640	69,208
FGR	576	55	1993	317	34,280
FOP	42	30	1993	13	1,406
PTO	896	5	2024	45	4,866
TOTALS	3,492			2,353	254,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,353	106.7220	112.06	263,677	1984	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2021 Heated Area: 1978 HX Base Yr 2021



601 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		254,448
TOTAL MARKET OB/XF VALUE		440
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		509,888
SOH/AGL Deduction		142,140
ASSESSED VALUE		367,748
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		266,337
TOTAL JUST VALUE		509,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211539	ADDITION	0	10/25/2021
20111060	RE-ROOF W/30 YR S	6,480	06/28/2011
20041665	2 DOOR REPLACEMEN	0	09/16/2004
20012550	VINYL SIDING /SOF	0	11/26/2001
2454	NEW CONSTR	41,685	03/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/1717	1/30/2021	QC	U	I	11	100
GRANTOR: GLAZER MICHELE D						
GRANTEE: GLAZER BENJAMIN A						
2244/1348	12/14/2018	WD	Q	I	01	262,500
GRANTOR: SCHIEBER RONALD S & S						
GRANTEE: GLAZER BENJAMIN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] N30 W14 W32 S30 E24 N6 E7 S6 E15 $
BAS=[YR=2024;ORIG=-46,-50] E32 S20 W32 N20 $
FGR=[YR=1993;ORIG=-46,0] S24 E24 N24 W24 $
FOP=[YR=1993;ORIG=-22,0] E7 N6 W7 S6 $
PTO=[YR=2024;ORIG=-14,-30] E14 E14 N32 W28 S12 S20 $
.

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
5	1242	WD DECK A	0	100	10	22	220.00	SF	10.00	10.00	100	1995	1995	3	20	440	

LAND DESCRIPTION

TOTAL OB/XF 440

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	86.00	150.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 12/12/2023 BY TW Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS