SUB B & D OF LOT 6
REPLAT BLOCK 258 PB 2/54
CITY OF FDNA BEACH

DOBROSKY CAROLYN A
325 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0258-R06B

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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

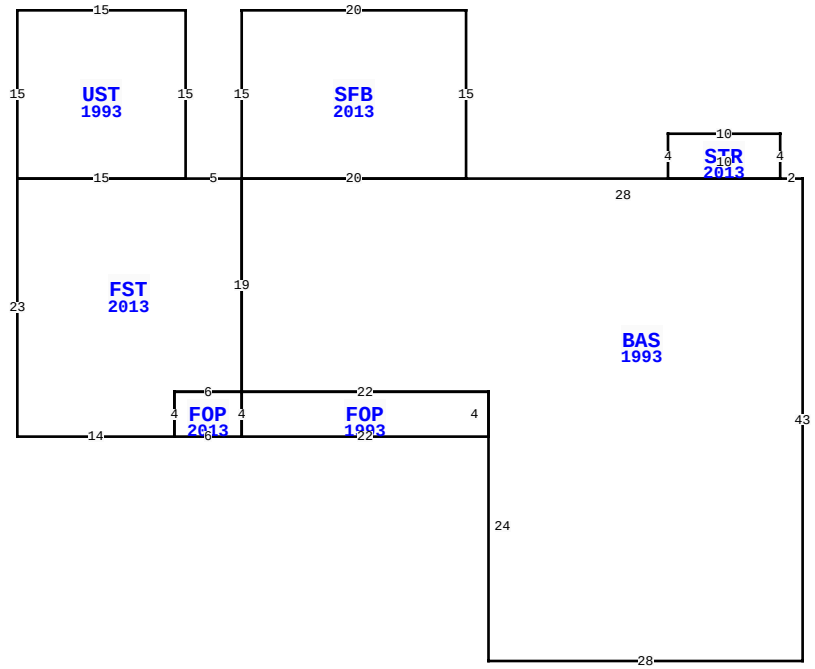
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100	1993	1,622	150,303
FOP	88	30	1993	26	2,409
FOP	24	30	2013	7	649
FST	436	55	2013	240	22,240
SFB	300	80	2013	240	22,240
STR	40	10	2013	4	371
UST	225	45	1993	101	9,359
TOTALS	2,735			2,240	207,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,240	108.2900	113.70	254,688	1964	1980	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 2000 Heated Area: 1862 HX Base Yr 2000



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

325 N 15TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		207,571
TOTAL MARKET OB/XF VALUE		2,430
TOTAL LAND VALUE - MARKET		510,000
TOTAL MARKET VALUE		720,001
SOH/AGL Deduction		585,061
ASSESSED VALUE		134,940
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		78,529
TOTAL JUST VALUE		720,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 STR=[YR=2013] N4 W10 S4 E10$ W28
SFB=[YR=2013] N15 W20 S15 E20$ W20 FST=[YR=2013] W5
UST=[YR=1993] N15 W15 S15 E15$ W15 S23 E14 FOP=[YR=2013] E6
FOP=[YR=1993] E22 N4 W22 S4$ N4 W6 S4$ N4 E6 N19$ S19 E22 S24
E28 N43$.

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	1980	1980	3	42	1,470	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 2,430

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	172.00	100.00	2.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	510,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 07/09/2026 BY SYS