SUB LOT B OF LOT 10 OR 341/740
REPLAT BLOCK 258 PB 2/54
CITY OF FDNA BEACH

GREESON THOMAS J & GAIL V L/E/
205 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0258-R10B

BUILDING CHARACTERISTICS

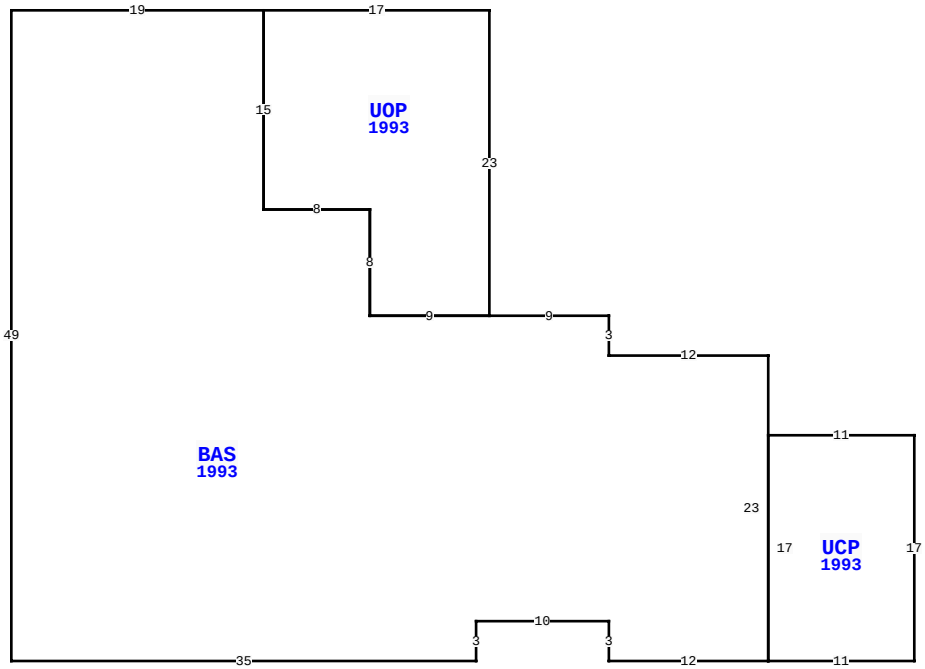
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,917	100	1993	1,917	146,738
UCP	187	20	1993	37	2,832
UOP	327	20	1993	65	4,976
TOTALS	2,431			2,019	154,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	100.5480	105.58	213,166	1950	1985	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2022 Heated Area: 1917 HX Base Yr



205 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		154,545
TOTAL MARKET OB/XF VALUE		716
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		410,261
SOH/AGL Deduction		21,607
ASSESSED VALUE		388,654
TOTAL EXEMPTION VALUE	13	388,654
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		410,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102191	H/AC	1,500	12/28/2010
20081783	REPAIR/RRF	5,179	12/08/2008
20052900	CHNGE SRVC	2,000	10/21/2005
20041311	REPAIR/RRF	3,000	07/20/2004
20041154	REPAIR/RRF	15,000	06/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1718	5/24/2023	LE	U	I	11	100
GRANTOR: GREESON THOMAS J & GA						
GRANTEE: GREESON THOMAS H						
0341/0740	7/01/1981	WD	Q	I		42,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N3 W9 UOP=[YR=1993] N23 W17 S15 E8 S8 E9$ W9 N8 W8 N15 W19 S49 E35 N3 E10 S3 E12 UCP=[YR=1993] E11 N17 W11 S17$ N23$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	
4	1242	WD DECK A	0	100	0	0	118.00	SF	10.00	10.00	100	2000	2000	3	20	236	

LAND DESCRIPTION

TOTAL OB/XF 716

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	100.00	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