BLK 263 PT OF LOT 6
IN OR 2053/466
CITY OF FDNA BEACH

WILLIAMS CAROL H
731 S 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0263-0062

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 60
Interior Floo	11	CLAY TILE 40
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

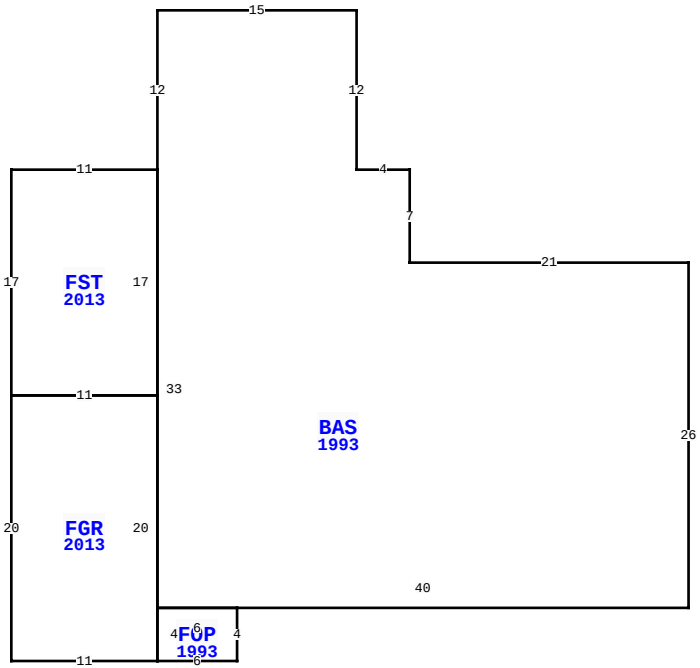
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100	1993	1,353	134,956
FGR	220	55	2013	121	12,069
FOP	24	30	1993	7	698
FST	187	55	2013	103	10,274
TOTALS	1,784			1,584	157,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	113.4240	119.10	188,654	1959	1989	0	0	0	16.25	83.75

1 SINGLE FAM 100% - 2017 Heated Area: 1353 HX Base Yr 2017



731 S 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,998
TOTAL MARKET OB/XF VALUE		38,544
TOTAL LAND VALUE - MARKET		168,560
TOTAL MARKET VALUE		365,102
SOH/AGL Deduction		195,875
ASSESSED VALUE		169,227
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,816
TOTAL JUST VALUE		365,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140026	8X12SHED	0	01/07/2014
20061395	XFOB	2,450	06/20/2006
7912	ADDITION	15,000	09/22/1993
7306	GARAGE	1,500	09/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2053/0466	6/15/2016	WD	Q	I	01	165,000
GRANTOR: MILLER CHARLES N						
GRANTEE: WILLIAMS CAROL H						
1830/0884	12/17/2012	WD	Q	I	02	80,000
GRANTOR: FOURNIER JOHN E & KAM						
GRANTEE: MILLER CHARLES N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N7W4N12W15S12 FST=[YR=2013] W11 S17 FGR=[YR=2013] S20 E11 FOP=[YR=1993] E6N4W6S4$ N20 W11$ E11 N17$ S33 E40 N26$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	1995	1995	03	85	34,000	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
6	0755	FSP	0	100	12	15	180.00	SF	20.00	20.00	100	1993	1993	3	20	720	
8	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2014	2014	3	55	1,584	

LAND DESCRIPTION

TOTAL OB/XF 38,544

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	141.00	86.00	FF		1.00	1.00	0.80	2,450.00	1,960.00	168,560							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 168,560 Market: 0 Agricultural: 0 Common: 168,560 PRINTED 07/09/2026 BY SYS