BLOCK 263 E'LY 110 FT OF THE
N1/2 OF 10
IN OR 2313/1753

EDWARDS BEN T & ANDREANNA
15833 FAIRCHILD DRIVE
TAMPA, FL 33647

2026

00-00-31-1800-0263-0101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

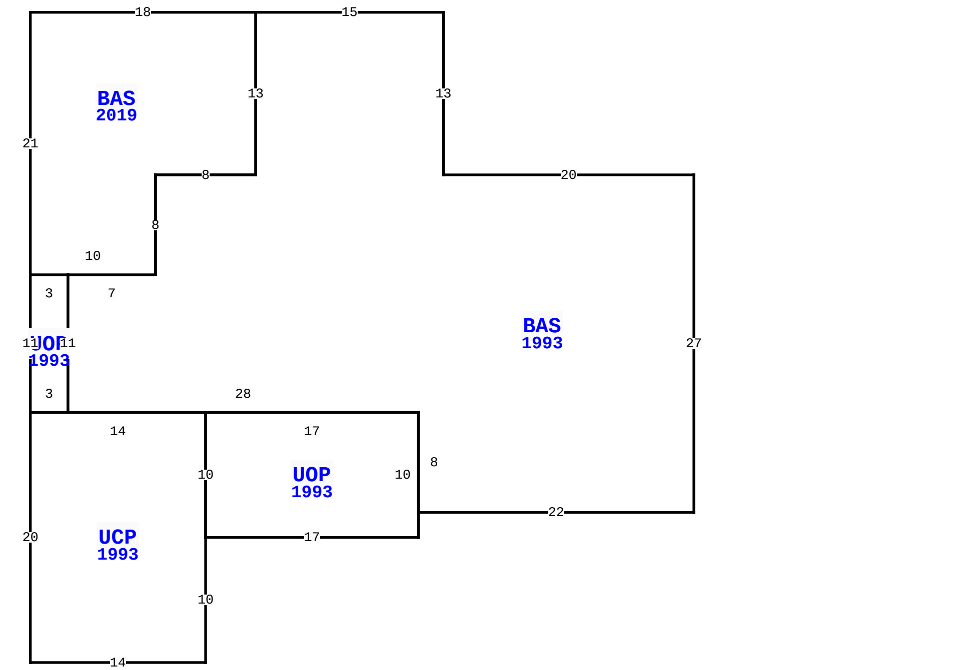
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1993	1,265	162,763
BAS	314	100	2019	314	40,401
UCP	280	20	1993	56	7,206
UOP	33	20	1993	7	901
UOP	170	20	1993	34	4,375
TOTALS	2,062			1,676	215,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,676	112.2000	155.96	261,389	1959	1990	0	0	0	17.50	82.50

1 SNGL FAM 0% - 0 Heated Area: 1579 HX Base Yr



601 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 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	215,646
TOTAL MARKET OB/XF VALUE	2,678
TOTAL LAND VALUE - MARKET	210,700
TOTAL MARKET VALUE	429,024
SOH/AGL Deduction	33,138
ASSESSED VALUE	395,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,886
TOTAL JUST VALUE	429,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181839	REMODEL	40,000	05/30/2018
20180794	DEMOSHED	8,000	03/07/2018
20051992	REMODEL	3,000	06/14/2005
20042442	REPAIR/RRF	1,000	12/30/2004
983715	REPAIR/RRF	5,500	05/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/1753	10/21/2019	WD	Q	I	01	336,000
GRANTOR: STUMPWATER LLC & TROY						
GRANTEE: EDWARDS BEN T & AND						
2179/1441	2/26/2018	WD	Q	I	05	181,000
GRANTOR: NETTLES JANICE M & ST						
GRANTEE: STUMPWATER LLC & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N13 W15 BAS=[YR=2019] W18 S21
UOP=[YR=1993] S11 UCP=[YR=1993] S20 E14 N10 UOP=[YR=1993]
E17 N10 W17 S10$ N10 W14$ E3 N11 W3$ E10 N8 E8 N13 $ S13 W8
S8 W7 S11 E28 S8 E22 N27$.

EXTRA FEATURES

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
5	0751	UOP	0	0	18	16	288.00	SF	10.00	10.00	100	2025	2022		93	2,678	

TOTAL OB/XF 2,678

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		R-1	86.00	110.00	86.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	210,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,700 Market: 0 Agricultural: 0 Common: 210,700 PRINTED 07/09/2026 BY SYS