BLOCK 267 N1/2 OF LOT 9
PT OR 2455/1778
ESMT PT OR 1567/64

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

2026

00-00-31-1800-0267-0091

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

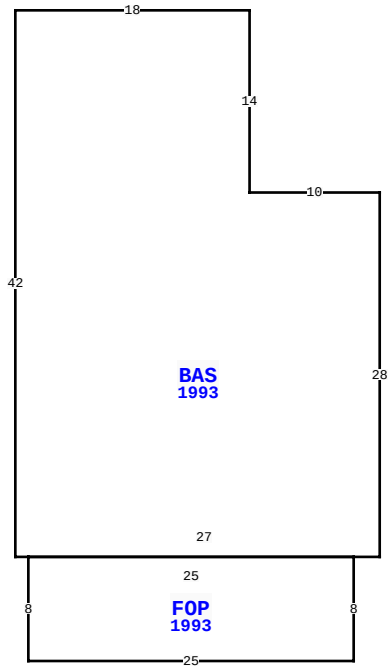
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1993	1,036	10
FOP	200	30	1993	60	1
TOTALS	1,236			1,096	11

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,096	95.6650	100.45	110,093	1947	1947	0	00	.01	46.50	0.01

1 SINGLE FAM 0% - 0 Heated Area: 1036 HX Base Yr



1415 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	11
TOTAL MARKET OB/XF VALUE	2
TOTAL LAND VALUE - MARKET	197,790
TOTAL MARKET VALUE	197,803
SOH/AGL Deduction	62,359
ASSESSED VALUE	135,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,444
TOTAL JUST VALUE	197,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2455/1787	4/23/2021	QC	U	I	11	100
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						
2455/1778	4/23/2021	SW	Q	I	05	691,000
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N14 W18 S42 E1 FOP=[YR=1993] S8 E25 N8 W25 $ E27 N28 $.

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1980	1980	3	20	1	
3	0350	CARPORT WD	0	0	14	10	140.00	SF	9.36	9.36	100	1995	1995	3	20	1	

LAND DESCRIPTION

TOTAL OB/XF 2

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	001000	C	COMMERCIAL	0	0006	C-1	86.00	230.00	19,779.00	SF		1.00	1.00	1.00	10.00	10.00	197,790							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 197,790 Market: 0 Agricultural: 0 Common: 197,790 PRINTED 07/09/2026 BY SYS