BLOCK 6 LOT 2
OAK LAWN PARK 5 PB 3/39

CARNES CHARLES & KATHLEEN L/E/
400 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150E-0006-0020

BUILDING CHARACTERISTICS

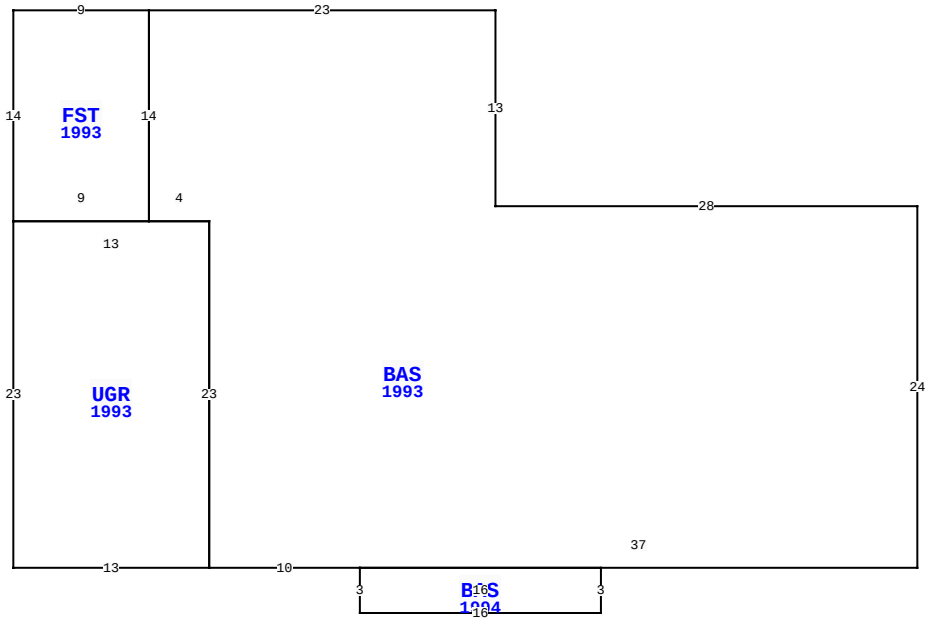
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	1,431	79,301
BAS	48	100	48	2,660
FST	126	55	69	3,824
UGR	299	45	135	7,481
TOTALS	1,904		1,683	93,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,683	108.2000	97.65	164,345	1955	1980	0	0	20	23.25	56.75

1 SINGLE FAM – 100% - 1986 Heated Area: 1479 HX Base Yr 1986



400 S 15TH ST, FERNANDINA BEACH

BLD DATE	08/09/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		93,266
TOTAL MARKET OB/XF VALUE		2,426
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		267,692
SOH/AGL Deduction		194,978
ASSESSED VALUE		72,714
TOTAL EXEMPTION VALUE	HX HB	47,714
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		267,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6208	REPAIR/RRF	3,700	10/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0428	2/12/2020	QC	U	I	11	100
GRANTOR: CARNES CHARLES E & KA						
GRANTEE: CARNES CHAD THOMAS						
0484/0635	3/01/1986	WD	U	I		43,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N13 W23 FST=[YR=1993] W9 S14 UGR=[YR=1993] S23 E13 N23W13$ E9 N14$ S14 E4 S23 E10 BAS=[YR=1994] S3 E16 N3W16$ E37 N24$.

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	0810	CONCRETE A	0	100	0	0	373.00	SF	6.50	6.50	100	1956	1956	3	20	485	
2	0810	CONCRETE A	0	100	0	0	502.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,941	

LAND DESCRIPTION

TOTAL OB/XF 2,426

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	SFR	100	0006	R-1	86.00	150.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 03/10/2017 BY DJ Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS