BLOCK 261 LOT N1/2 OF 6
IN OR 894/551
CITY OF FDNA BEACH

SMITH SEAN R
307 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0261-0061

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 70
Interior Wall	03	PLASTER 30
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

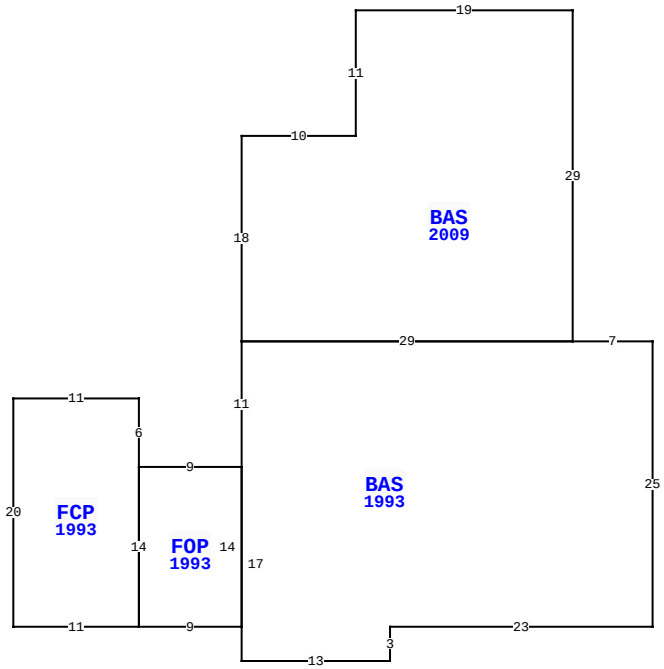
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	939	75,532
BAS	731	100	731	58,801
FCP	220	25	55	4,424
FOP	126	30	38	3,057
TOTALS	2,016		1,763	141,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,763	106.1000	95.76	168,825	1954	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1670 HX Base Yr 2010



307 S 15TH ST, FERNANDINA BEACH

BLD DATE	04/08/2015	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		141,813
TOTAL MARKET OB/XF VALUE		3,739
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		317,552
SOH/AGL Deduction		239,432
ASSESSED VALUE		78,120
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,120
TOTAL JUST VALUE		317,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091470	H/AC	3,300	10/28/2009
20091476	REPAIR/RRF	1,000	10/28/2009
20091453	REMODEL	2,500	10/23/2009
20091034	NEW BATH	2,800	08/05/2009
20090996	ADDITION	33,000	07/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0894/0551	8/06/1999	QC	U	I	01	100
GRANTOR: SMITH DAWN M						
GRANTEE: SMITH SEAN R						
0847/0148	9/01/1998	WD	Q	I		67,500
GRANTOR: TYSON RUSSELL A & DIA						
GRANTEE: SMITH SEAN R & DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=2009] N29W19S11 W10S18E29$W29S11
FOP=[YR=1993] W9 FCP=[YR=1993] N6W11S20E11N14$S14E9
N14$S17E13N3E23N25$.

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	100	12	8	96.00	SF	30.00	30.00	100	1980	1980	3	20	576	
2	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	2000	2000	3	80	3,120	
3	1243	WD DECK F	0	100	4	3	12.00	SF	8.00	8.00	100	2009	2009	3	45	43	

LAND DESCRIPTION

TOTAL OB/XF 3,739

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	230.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 06/16/2020 BY DJA Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS