BLOCK 261 LOT N1/2 OF 7
IN OR 1852/357 & OR 1855/459
CITY OF FDNA BEACH

NOBLE PAUL F & LYNNE D
303 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0261-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	10	ABOVE AVG 20
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		1 100
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

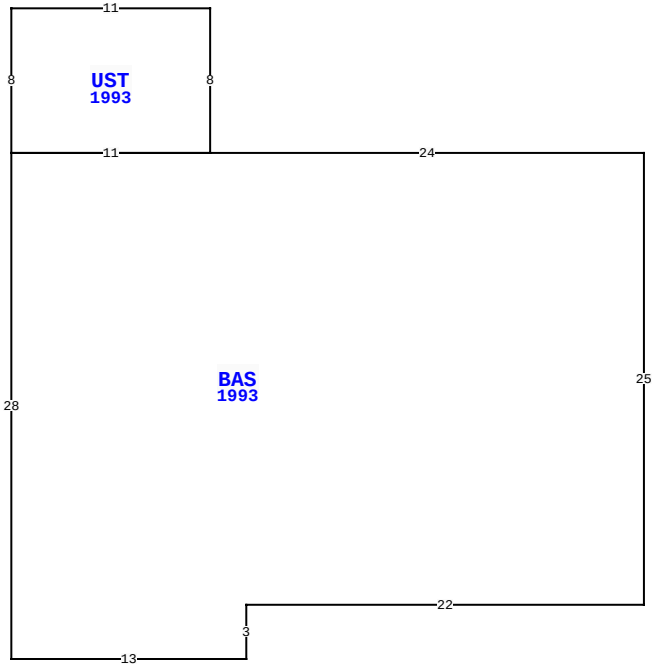
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	914	100	914	62,484
UST	88	45	40	2,735
TOTALS	1,002		954	65,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	954	113.4000	102.34	97,632	1954	1954	0	0	0	33.20	66.80

1 SINGLE FAM – 100% - 2015 Heated Area: 914 HX Base Yr 2015



303 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		65,218
TOTAL MARKET OB/XF VALUE		1,249
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		238,467
SOH/AGL Deduction		146,619
ASSESSED VALUE		91,848
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,848
TOTAL JUST VALUE		238,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040457	ELEC OTHER	3,000	03/10/2004
B969363	REPAIR/RRF	1,000	10/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1855/0459	4/19/2013	PR	U	I	19	100
GRANTOR: STRUZENBERG MARY P/R						
GRANTEE: NOBLE PAUL F & LYNN						
1852/0357	4/19/2013	PR	U	I	19	100
GRANTOR: STRUZENBERG MARY P/R						
GRANTEE: NOBLE PAUL F & LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UST=[YR=1993] N8 W11 S8 E11 $ W11 S28 E13 N3 E22 N25 $.

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	6	13	78.00	SF	6.50	6.50	100	1954	1954	3	20	101	
2	0810	CONCRETE A	0	100	10	21	210.00	SF	6.50	6.50	100	1954	1954	3	20	273	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1995	1995	3	20	128	
4	0810	CONCRETE A	0	100	20	15	300.00	SF	6.50	6.50	100	1980	1980	3	35	683	
5	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 1,249

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		R-1A	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 05/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS