

BLOCK 261 S1/2 OF LOT 8
IN OR 1412/573
CITY OF FDNA BEACH

MASCARO FRANK JR
301 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0261-0082



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
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NEIGHBORHOOD/LOC	1011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	903	100	903	76,243
FEP	126	80	101	8,528
FEP	309	80	247	20,855
UST	54	45	24	2,027

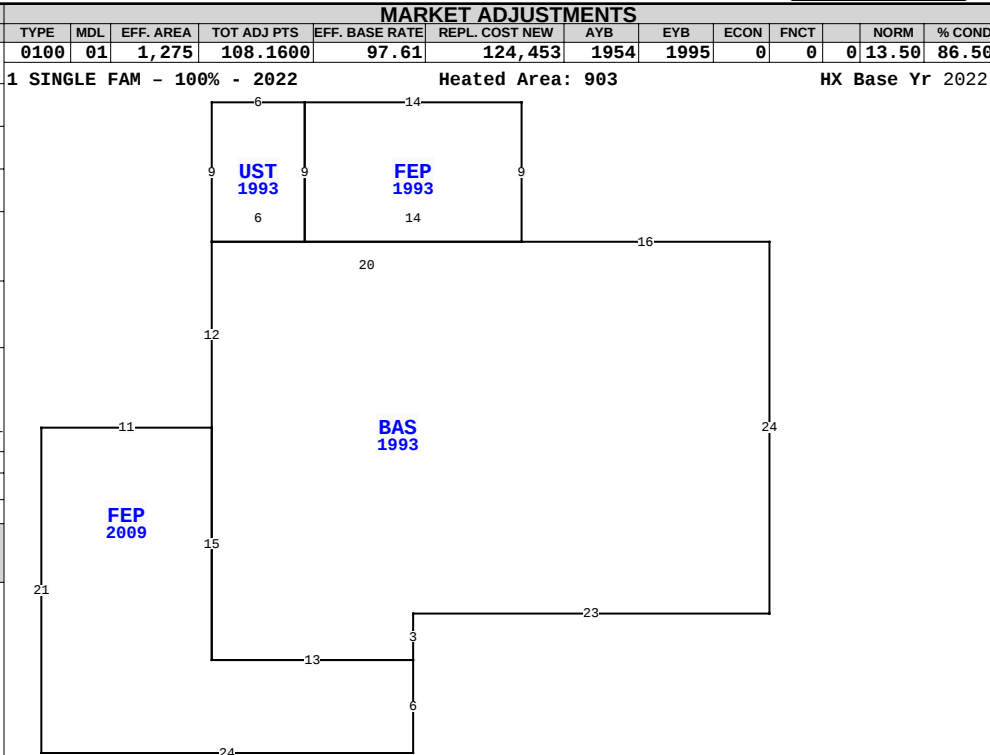
TOTALS	1,392		1,275	107,652
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EXTRA FEATURES

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
1	0810	CONCRETE A	0 100	58	7	406.00	SF	6.50	6.50	100	1954	1954	3	20	528	
2	0855	CONC PAVER	0 100	0	0	843.00	SF	7.00	7.00	100	2011	2011	3	93	5,488	
3	0810	CONCRETE A	0 100	21	11	231.00	SF	6.50	6.50	100	2000	2000	3	80	1,201	
4	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00	100	2021	2021	3	98	32,654	
5	0855	CONC PAVER	0 100	0	0	1,168.00	SF	10.00	10.00	100	2021	2021	3	100	11,680	
6	0855	CONC PAVER	0 100	0	0	202.00	SF	10.00	10.00	100	2021	2021	3	100	2,020	
7	0476	VF 6 SBPL	0 100	0	0	48.00	LF	32.00	32.00	100	2021	2021	3	99	1,521	
8	0479	VF PICKET	0 100	0	0	56.00	LF	10.00	10.00	100	2021	2021	3	99	554	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



301 S 15TH ST, FERNANDINA BEACH

BLD DATE	04/07/2015	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,652
TOTAL MARKET OB/XF VALUE		55,646
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		335,298
SOH/AGL Deduction		62,804
ASSESSED VALUE		272,494
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,494
TOTAL JUST VALUE		335,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211312	SWIM POOL	0	05/27/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1412/0573	5/16/2006	WD U	I	I	23

GRANTOR: TINSLEY ALBERT L & JU					
GRANTEE: MASCARO FRANK JR					
0252/0403	11/01/1977	WD U	I		25,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=1993] N9 W14 UST=[YR=1993] W6 S9 E6N9\$ S9E14\$ W20 S12 FEP=[YR=2009] W11 S21 E24 N6 W13 N15 \$ S15 E13 N3 E23 N24\$.