



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 70
Interior Wall	05 DRYWALL 30
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
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
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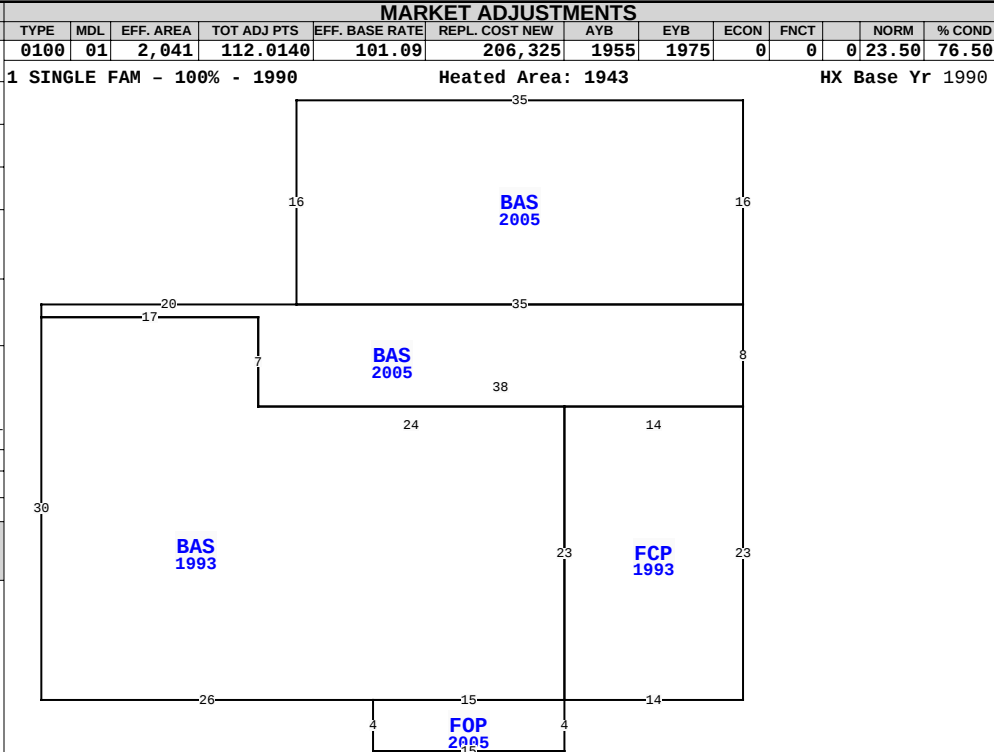
NEIGHBORHOOD/LOC	1011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,062	100	1,062	82,129
BAS	321	100	321	24,824
BAS	560	100	560	43,307
FCP	322	25	80	6,187
FOP	60	30	18	1,392

TOTALS	2,325	2,041	157,839
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	49	8	392.00	SF	6.50	
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	
4	0350	CARPORT WD	0 100	4	16	64.00	SF	13.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100			86.00	230.00	



403 S 15TH ST, FERNANDINA BEACH

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

TOTAL OB/XF									
2,290									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			157,839
TOTAL MARKET OB/XF VALUE			2,290
TOTAL LAND VALUE - MARKET			172,000
TOTAL MARKET VALUE			332,129
SOH/AGL Deduction			188,892
ASSESSED VALUE			143,237
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			93,237
TOTAL JUST VALUE			332,129
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041985	H/AC	2,000	10/27/2004
20041864	REMODEL	1,000	10/14/2004
20041856	H/AC	3,000	10/13/2004
20041833	REMODEL	3,000	10/11/2004
20022258	XFOB	2,000	12/31/2002
6218	ADDITION	5,000	10/17/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2427/0543	11/27/2020	QC	U	I	11
GRANTOR: WARD ANDREW J JR & CH					
GRANTEE: WARD ANDREW J JR &					
2239/1700	11/19/2018	QC	U	I	11
GRANTOR: WARD ANDREW J JR					
GRANTEE: WARD ANDREW J JR &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W35 S16 BAS=[YR=2005] W20 S1 BAS=[YR=1993] S30 E26 FOP=[YR=2005] S4 E15 N4 FCP=[YR=1993] E14 N23 W14 S23 \$ W15 \$ E15 N23 W24 N7 W17 \$ E17 S7 E38 N8 W35 \$ E35 N16 \$.									