LOT 1
IN OR 556 PG 1186
AZALEA TERRACE #1 PB 3/63

KLINE CAROL D
602 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1080-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

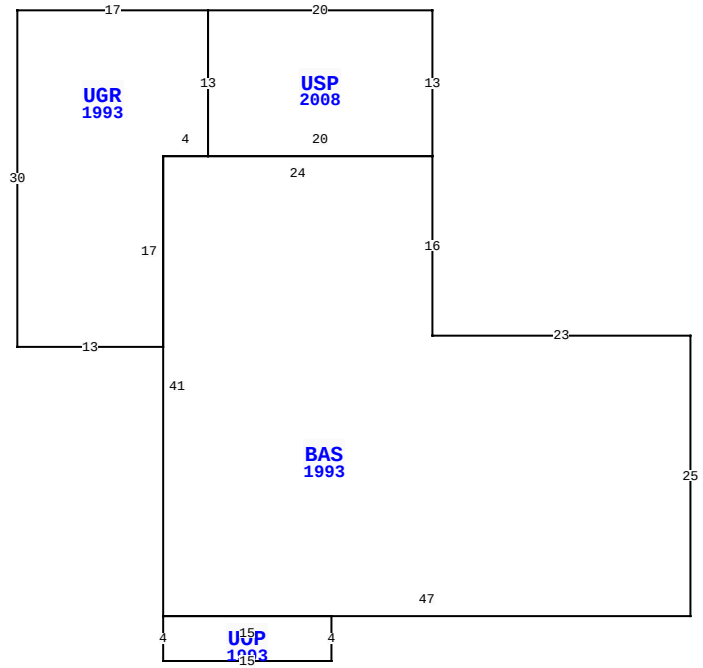
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,559	100	1,559	106,524
UGR	442	45	199	13,597
UOP	60	20	12	820
USP	260	30	78	5,330
TOTALS	2,321		1,848	126,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	105.0000	99.75	184,338	1950	1965	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 1990 Heated Area: 1559 HX Base Yr 1990



602 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,272
TOTAL MARKET OB/XF VALUE		3,310
TOTAL LAND VALUE - MARKET		151,360
TOTAL MARKET VALUE		280,942
SOH/AGL Deduction		192,187
ASSESSED VALUE		88,755
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,755
TOTAL JUST VALUE		280,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0013		23,669	01/16/2024
20061802	XFOB	6,000	07/07/2006
20021837	REMODEL	2,000	10/24/2002
2256	CHNGE SRVC	600	11/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0556/1186	11/14/1988	WD	Q	I		60,000

GRANTOR: PARSONS MARY R
GRANTEE: KLINE CAROL D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N16 USP=[YR=2008] N13 W20 UGR=[YR=1993] W17 S30 E13 N17 E4 N13$ S13 E20$ W24 S41 UOP=[YR=1993] S4 E15 N4 W15$ E47 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	20	13	260.00	SF	6.50	6.50	100	1950	1950	3	20	338	
2	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1950	1950	3	20	416	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
4	0810	CONCRETE A	0	100	0	0	714.00	SF	6.50	6.50	100	1965	1965	3	20	928	

LAND DESCRIPTION

TOTAL OB/XF 3,310

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-1	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	151,360							

REVIEW DATE 06/03/2019 BY DJA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 08/06/2024 BY SYS