

BLOCK 5 LOT 4
IN OR 1023/454
OAK LAWN PARK 3 PB 3/28

BROWN JOY N
202 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150C-0005-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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		

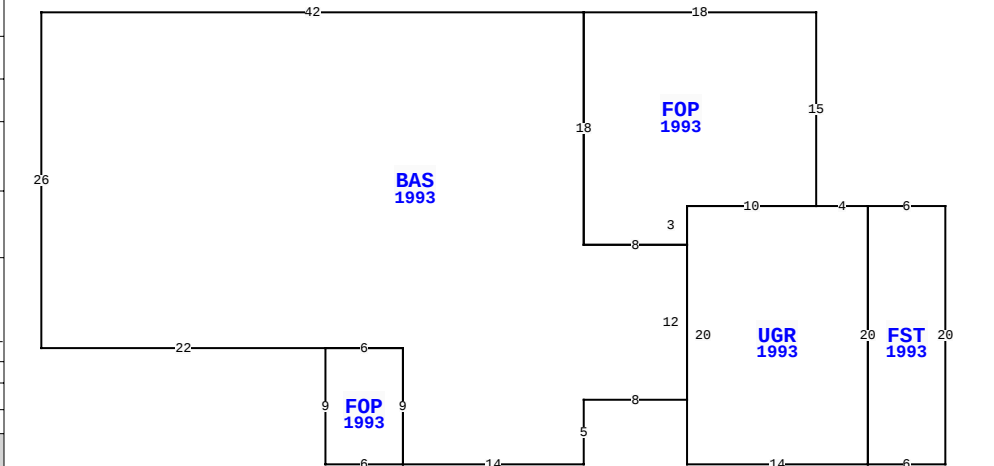
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100	1,314	87,711
FOP	54	30	16	1,068
FOP	294	30	88	5,874
FST	120	55	66	4,406
UGR	280	45	126	8,411

TOTALS	2,062		1,610	107,469
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	3	62	186.00	SF	6.50		
2	0810	CONCRETE A	0	100	16	68	1,088.00	SF	6.50		
3	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50		
4	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	83.00	150.00	83.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,610	85.1700	80.91	130,265	1954	1995	0	0	0 17.50	82.50
1 SINGLE FAM - 100% - 2008											
Heated Area: 1314											
HX Base Yr 2008											



202 S 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	3	62	186.00	SF	6.50		100	1954	1954	3	20	242	
2	0810	CONCRETE A	0	100	16	68	1,088.00	SF	6.50		100	1978	1978	3	29	2,051	
3	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50		100	1954	1954	3	20	26	
4	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50		100	1954	1954	3	20	130	

TOTAL OB/XF											
2,449											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		107,469	
TOTAL MARKET OB/XF VALUE		2,449	
TOTAL LAND VALUE - MARKET		182,600	
TOTAL MARKET VALUE		292,518	
SOH/AGL Deduction		213,583	
ASSESSED VALUE		78,935	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		23,935	
TOTAL JUST VALUE		292,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,390	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4405	REPAIR/RRF	5,000	07/23/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1023/0454	12/06/2001	WD	U	I	06
GRANTOR: JAMESON TOM SAMMON					SALE PRICE
GRANTEE: BROWN DONALD G & JO					40,000
0971/0360	2/15/2001	PR	U	I	01
GRANTOR: ROBERTS JUDY C P/R FO					100
GRANTEE: JAMESON TOM SAMMON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W6 UGR=[YR=1993] W4 FOP=[YR=1993] N15 W18											
BAS=[YR=1993] W42 S26 E22 FOP=[YR=1993] S9 E6 N9 W6 \$ E6 S9											
E14 N5 E8 N12 W8 N18 \$ S18 E8 N3 E10 \$ W10 S20 E14 N20 \$ S20											
E6 N20 \$.											