



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

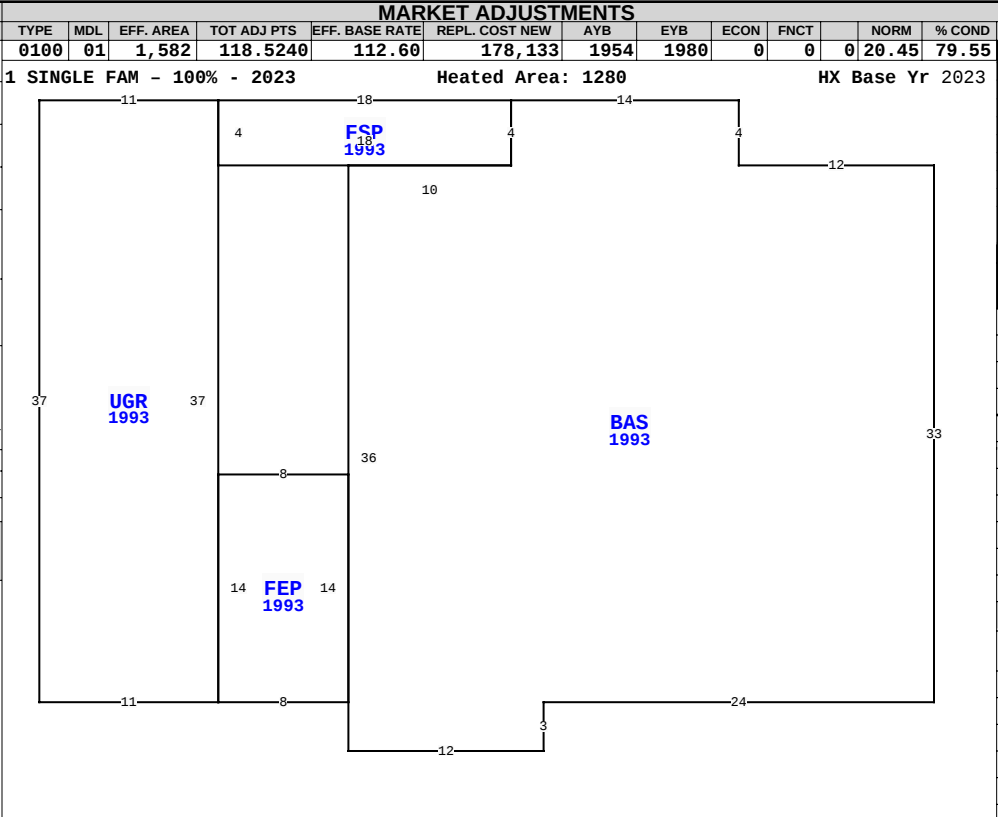
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	114,654
FEP	112	80	90	8,062
FSP	72	40	29	2,597
UGR	407	45	183	16,392

TOTALS	1,871		1,582	141,705
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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	0511	GARAGE CB-	0	100	14	18	252.00	SF	40.00	40.00	
2	0810	CONCRETE A	0	100	8	19	152.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	60	11	660.00	SF	6.50	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	87.00	150.00	87.00	FF	



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

TOTAL OB/XF											
3,437											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		141,705	
TOTAL MARKET OB/XF VALUE		3,437	
TOTAL LAND VALUE - MARKET		191,400	
TOTAL MARKET VALUE		336,542	
SOH/AGL Deduction		167,367	
ASSESSED VALUE		169,175	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		69,175	
TOTAL JUST VALUE		336,542	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,793	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7782	ADDITION	6,000	07/01/1993
7003	REPAIR/RRF	1,420	04/20/1992
5069	REMODEL	6,725	10/24/1988
1450	N/A	850	06/01/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2557/1825	4/20/2022	QC	U	I	11
GRANTOR: BELLA PLAYA LLC					
GRANTEE: BIENEMANN LAWRENCE					
2100/1698	2/10/2017	WD	Q	I	01
GRANTOR: TARZIA DIANA D					
GRANTEE: BELLA PLAYA LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 N4 W14 FSP=[YR=1993] W18 UGR=[YR=1993] W11 S37 E11 FEP=[YR=1993] E8 N14 W8 S14\$ N37\$ S4 E18 N4\$ S4 W10 S36 E12 N3 E24 N33\$.											