BLOCK 5 LOT 20
IN OR 2003/391
OAK LAWN PARK #4 PB 3/33

LANGSHAW COLEMAN & JOANA
1513 FIELD STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-150D-0005-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

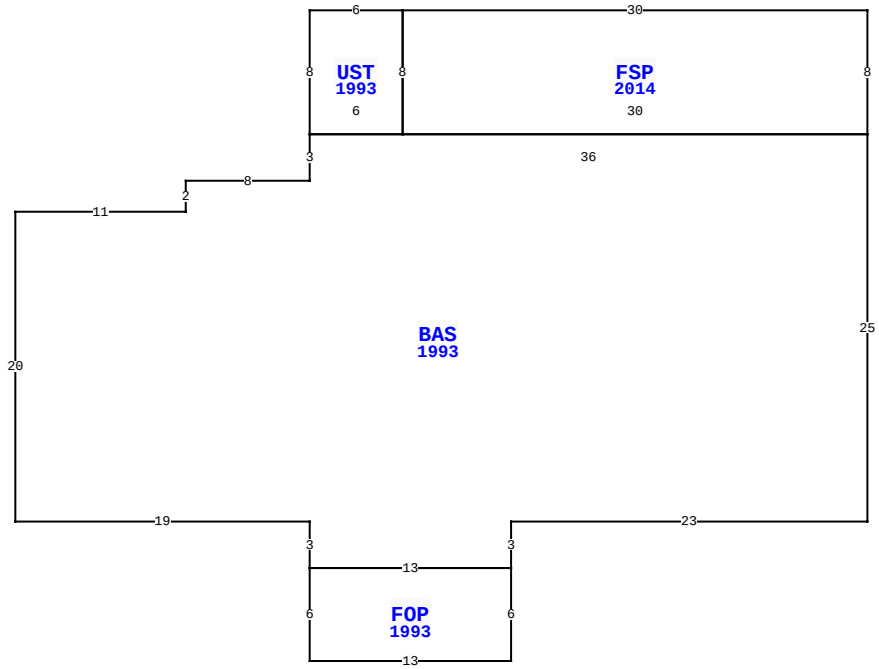
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100	1,335	123,535
FOP	78	30	23	2,128
FSP	240	40	96	8,884
UST	48	45	22	2,036
TOTALS	1,701		1,476	136,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	110.0580	104.56	154,331	1950	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 0% - 0 Heated Area: 1335 HX Base Yr



BLD DATE	04/08/2015 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

308 S 15TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	136,583
TOTAL MARKET OB/XF VALUE	7,808
TOTAL LAND VALUE - MARKET	191,400
TOTAL MARKET VALUE	335,791
SOH/AGL Deduction	40,748
ASSESSED VALUE	295,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,043
TOTAL JUST VALUE	335,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101049	XFOB	390	06/25/2010
20062807	DEMOLITION	100	12/22/2006
5278	REPAIR/RRF	1,200	03/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/0391	9/15/2015	QC	U	I	11	100
GRANTOR: LANGSHAW JOANA F/K/A						
GRANTEE: LANGSHAW COLEMAN &						
1707/1361	11/01/2010	WD	U	I	11	125,000
GRANTOR: LYNCH CHARLES E						
GRANTEE: BANKS EVELYN JOANA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W30 UST=[YR=1993] W6 S8 BAS=[YR=1993] S3W8S2 W11 S20E19 S3 FOP=[YR=1993] S6E13N6 W13$ E13N3E23 N25 W36$ E6N8$ S8E30 N8$.

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	0	0	0	1,365.00	SF	6.50	6.50	100	2007	2007	3	88	7,808	

LAND DESCRIPTION

TOTAL OB/XF 7,808

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	0	0006	R-1	87.00	150.00	87.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	191,400							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 08/06/2024 BY SYS