

BLOCK 261 LOT N1/2 OF 6
IN OR 894/551
CITY OF FDNA BEACH

SMITH SEAN R
307 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0261-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	03	PLASTER 30
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

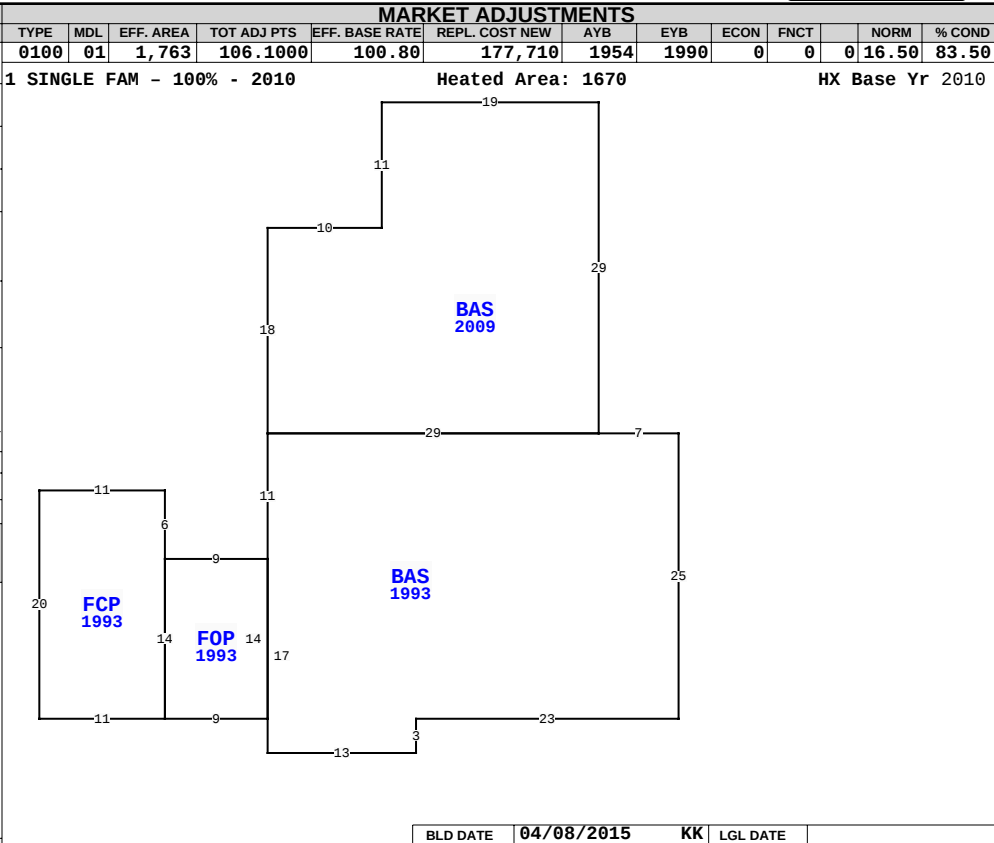
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	939	79,034
BAS	731	100	731	61,527
FCP	220	25	55	4,629
FOP	126	30	38	3,198
TOTALS	2,016		1,763	148,388

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	576
2	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	3,081
3	1243	WD DECK F	0	100	4	3	12.00	SF	8.00	8.00	38

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	86.00	230.00	86.00	FF	



307 S 15TH ST, FERNANDINA BEACH	BLD DATE	04/08/2015	KK	LGL DATE		
	XF DATE			LAND DATE	03/18/2024	MLU
	INC DATE			AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		148,388	
TOTAL MARKET OB/XF VALUE		3,695	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		341,283	
SOH/AGL Deduction		260,819	
ASSESSED VALUE		80,464	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		30,464	
TOTAL JUST VALUE		341,283	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,552	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091470	H/AC	3,300	10/28/2009
20091476	REPAIR/RRF	1,000	10/28/2009
20091453	REMODEL	2,500	10/23/2009
20091034	NEW BATH	2,800	08/05/2009
20090996	ADDITION	33,000	07/27/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0894/0551	8/06/1999	QC	U	I	01	100	
GRANTOR: SMITH DAWN M							
GRANTEE: SMITH SEAN R							
0847/0148	9/01/1998	WD	Q	I		67,500	
GRANTOR: TYSON RUSSELL A & DIA							
GRANTEE: SMITH SEAN R & DAWN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W7 BAS=[YR=2009] N29W19S11 W10S18E29\$W29S11 FOP=[YR=1993] W9 FCP=[YR=1993] N6W11S20E11N14\$S14E9 N14\$S17E13N3E23N25\$.											