BLK 261 PT S1/2 OF LOT 6
IN OR 2067/614
CITY OF FDNA BEACH S/D OF

WOOD LARKIN D II
309 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0261-0062

BUILDING CHARACTERISTICS

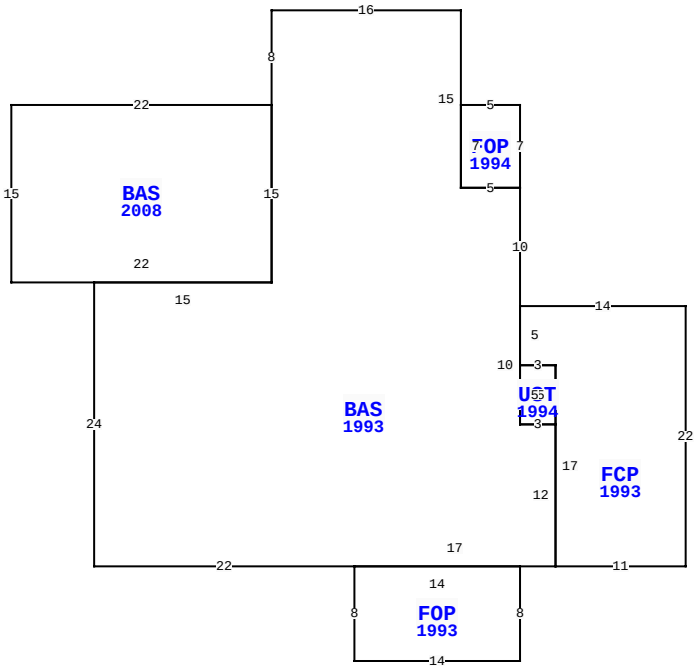
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,308	100	1,308	112,386
BAS	330	100	330	28,354
FCP	257	25	64	5,499
FOP	112	30	34	2,921
FOP	35	30	10	859
UST	15	45	7	602
TOTALS	2,057		1,753	150,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,753	107.8000	102.41	179,525	1954	1990	0	0	0	16.10	83.90

1 SINGLE FAM – 0% - 0 Heated Area: 1638 HX Base Yr



309 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	150,621
TOTAL MARKET OB/XF VALUE	513
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	340,334
SOH/AGL Deduction	87,338
ASSESSED VALUE	252,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,996
TOTAL JUST VALUE	340,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101668	REPAIR/RRF	2,400	09/23/2010
20070440	ELEC OTHER	1,600	03/13/2007
20070400	H/AC	2,200	03/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2067/0614	8/15/2016	QC	U	I	11	100
GRANTOR: WOOD LARKIN D II & JO						
GRANTEE: WOOD LARKIN D II						
1997/1451	8/14/2015	WD	Q	I	01	164,900
GRANTOR: PMR LLC						
GRANTEE: WOOD LARKIN D II						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W14 BAS=[YR=1993] N10 FOP=[YR=1994] N7W5S7E5$ W5 N15 W16 S8 BAS=[YR=2008] W22 S15 E22N15$ S15 W15S24E22 FOP=[YR=1993] S8E14N8W14$ E17N12 UST=[YR=1994] N5W3S5E3$ W3N10 $ S5E3S17E11N22$.

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	27	9	243.00	SF	6.50	6.50	100	1980	1980	3	32.5	513	

LAND DESCRIPTION

TOTAL OB/XF 513

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	86.00	135.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS