

NOBLE PAUL F & LYNNE D
303 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0261-0071

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD													
Exterior Wall	15	0100	01	954	113.4000	107.73	102,774	1954	1954	0	0	33.45	66.55	Tax Group: 2		Tax Dist:													
Exterior Wall	10	1 SINGLE FAM - 100% - 2015										Heated Area: 914				HX Base Yr 2015													
Roof Structure	03	GABLE/HIP 100														BUILDING MARKET VALUE				68,396									
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE				1,200									
Interior Wall	03	PLASTER 100														TOTAL LAND VALUE - MARKET				189,200									
Interior Floor	14	CARPET 80														TOTAL MARKET VALUE				258,796									
Interior Floor	08	SHT VINYL 20														SOH/AGL Deduction				164,193									
Air Condition	03	CENTRAL 100														ASSESSED VALUE				94,603									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE				HX HB 50,000									
Bedrooms	3	100														BASE TAXABLE VALUE				44,603									
Bathrooms	1	100														TOTAL JUST VALUE				258,796									
Frame	03	MASONRY 100														NCON VALUE				0									
Stories	1.	1. 100														INCOME VALUE													
Units	0	100														PREVIOUS YEAR MKT VALUE				238,467									
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	914	100	914	65,528																									
UST	88	45	40	2,868																									
TOTALS		1,002	954	68,396																									
EXTRA FEATURES										303 S 15TH ST, FERNANDINA BEACH																			
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	6	13	78.00	SF	6.50	6.50	100	1954	1954	3	20	101														
2	0810	CONCRETE A	0 100	10	21	210.00	SF	6.50	6.50	100	1954	1954	3	20	273														
3	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	1995	1995	3	20	128														
4	0810	CONCRETE A	0 100	20	15	300.00	SF	6.50	6.50	100	1980	1980	3	32.5	634														
5	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64														