BLOCK 261 S1/2 OF LOT 8
IN OR 1412/573
CITY OF FDNA BEACH

MASCARO FRANK JR
301 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0261-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

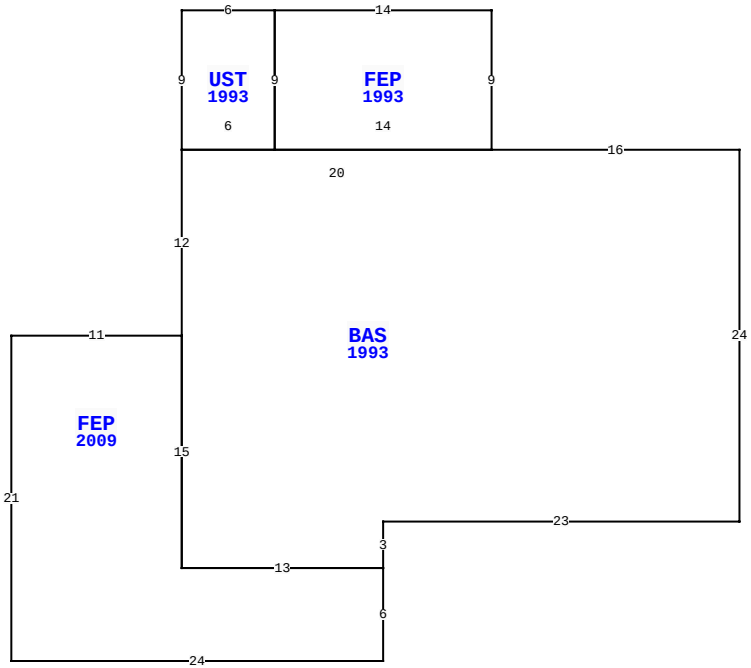
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	903	100	903	79,793
FEP	126	80	101	8,925
FEP	309	80	247	21,826
UST	54	45	24	2,121
TOTALS	1,392		1,275	112,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	108.1600	102.75	131,006	1954	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2022 Heated Area: 903 HX Base Yr 2022



301 S 15TH ST, FERNANDINA BEACH

BLD DATE	04/07/2015 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,665
TOTAL MARKET OB/XF VALUE		54,414
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		356,279
SOH/AGL Deduction		75,610
ASSESSED VALUE		280,669
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,669
TOTAL JUST VALUE		356,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211312	SWIM POOL	0	05/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/0573	5/16/2006	WD	U	I	23	100,000
GRANTOR: TINSLEY ALBERT L & JU						
GRANTEE: MASCARO FRANK JR						
0252/0403	11/01/1977	WD	U	I		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=1993] N9 W14 UST=[YR=1993] W6 S9 E6N9$ S9E14$ W20 S12 FEP=[YR=2009] W11 S21 E24 N6 W13 N15 $ S15 E13 N3 E23 N24$.

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	100	58	7	406.00	SF	6.50	6.50	100	1954	1954	3	20	528	
2	0855	CONC PAVER	0	100	0	0	843.00	SF	7.00	7.00	100	2011	2011	3	92	5,429	
3	0810	CONCRETE A	0	100	21	11	231.00	SF	6.50	6.50	100	2000	2000	3	79	1,186	
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2021	2021	3	95	31,654	
5	0855	CONC PAVER	0	100	0	0	1,168.00	SF	10.00	10.00	100	2021	2021	3	99	11,563	
6	0855	CONC PAVER	0	100	0	0	202.00	SF	10.00	10.00	100	2021	2021	3	99	2,000	
7	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2021	2021	3	98	1,505	
8	0479	VF PICKET	0	100	0	0	56.00	LF	10.00	10.00	100	2021	2021	3	98	549	

LAND DESCRIPTION

TOTAL OB/XF 54,414

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	100	0006	R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 04/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS