

LOT 1  
IN OR 556 PG 1186  
AZALEA TERRACE #1 PB 3/63

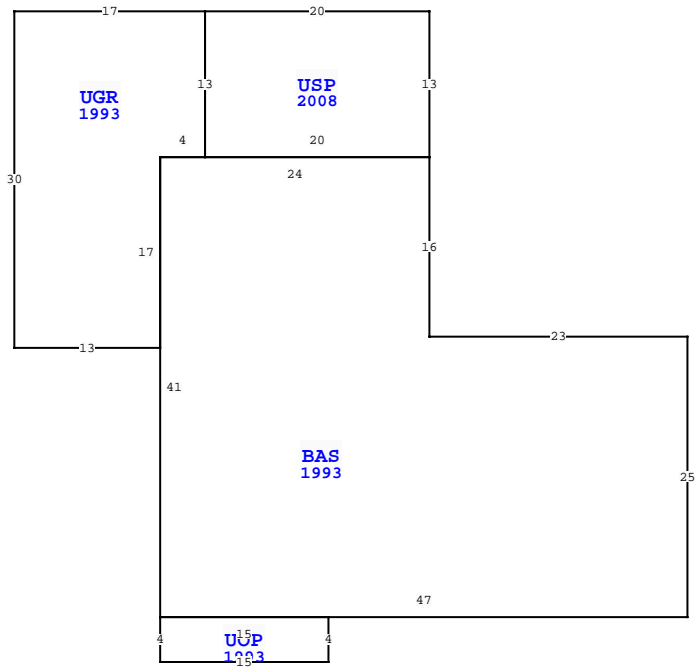
KLINE CAROL D  
602 S 15TH ST  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-1080-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	04	BUILT-UP	100
Interior Wall	03	PLASTER	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	YEAR
BAS	1,559	100	1993
UGR	442	45	1993
UOP	60	20	1993
USP	260	30	2008
TOTALS	2,321		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,848	105.0000	105.00	194,040	1950	1965	0	0	32.25	67.75
1 SINGLE FAM - 100% - 1990 Heated Area: 1559 HX Base Yr 1990											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			131,462
TOTAL MARKET OB/XF VALUE			3,222
TOTAL LAND VALUE - MARKET			151,360
TOTAL MARKET VALUE			286,044
SOH/AGL Deduction			194,715
ASSESSED VALUE			91,329
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			40,607
TOTAL JUST VALUE			286,044
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0		23,669	01/16/2024
20061802	XFOB	6,000	07/07/2006
20021837	REMODEL	2,000	10/24/2002
2256	CHNGE SRVC	600	11/16/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0556/1186	11/14/1988	WD	Q	I		60,000

GRANTOR: PARSONS MARY R  
GRANTEE: KLINE CAROL D

EXTRA FEATURES															602 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	20	13	260.00	SF	6.50	6.50	100	1950	1950	3	20	338	
2	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1950	1950	3	20	416	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
4	0810	CONCRETE A	0	100	0	0	714.00	SF	6.50	6.50	100	1965	1965	3	20	928	
<b>TOTAL OB/XF 3,222</b>																	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W23 N16 USP=[YR=2008] N13 W20 UGR=[YR=1993] W17 S30 E13 N17 E4 N13\$ S13 E20\$ W24 S41 UOP=[YR=1993] S4 E15 N4 W15\$ E47 N25 \$ .											

LAND DESCRIPTION												TOTAL OB/XF 3,222												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	100		R-1	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	151,360							