BLOCK 5 LOT 4
IN OR 1023/454
OAK LAWN PARK 3 PB 3/28

BROWN JOY N
202 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150C-0005-0040

BUILDING CHARACTERISTICS

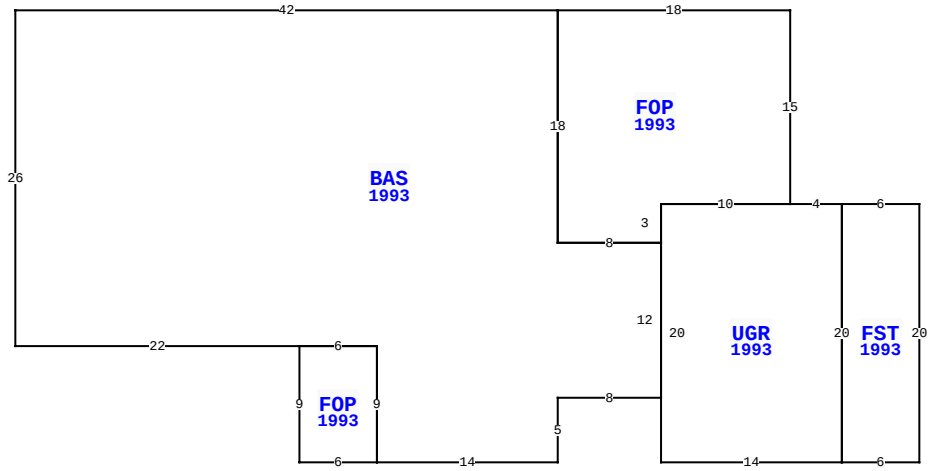
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100	1993	1,314	91,623
FOP	54	30	1993	16	1,116
FOP	294	30	1993	88	6,136
FST	120	55	1993	66	4,602
UGR	280	45	1993	126	8,785
TOTALS	2,062			1,610	112,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,610	85.1700	85.17	137,124	1954	1995	0	0	0	18.13	81.87

1 SINGLE FAM – 100% - 2008 Heated Area: 1314 HX Base Yr 2008



202 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		112,263
TOTAL MARKET OB/XF VALUE		2,378
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		297,241
SOH/AGL Deduction		216,017
ASSESSED VALUE		81,224
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		25,502
TOTAL JUST VALUE		297,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4405	REPAIR/RRF	5,000	07/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/0454	12/06/2001	WD	Q	I	06	40,000
GRANTOR: JAMESON TOM SAMMON						
GRANTEE: BROWN DONALD G & JO						
0971/0360	2/15/2001	PR	Q	I	01	100
GRANTOR: ROBERTS JUDY C P/R FO						
GRANTEE: JAMESON TOM SAMMON						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W6 UGR=[YR=1993] W4 FOP=[YR=1993] N15 W18
BAS=[YR=1993] W42 S26 E22 FOP=[YR=1993] S9 E6 N9 W6 $ E6 S9
E14 N5 E8 N12 W8 N18 $ S18 E8 N3 E10 $ W10 S20 E14 N20 $ S20
E6 N20 $.

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	3	62	186.00	SF	6.50	6.50	100	1954	1954	3	20	242	
2	0810	CONCRETE A	0	100	16	68	1,088.00	SF	6.50	6.50	100	1978	1978	3	28	1,980	
3	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1954	1954	3	20	26	
4	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1954	1954	3	20	130	

LAND DESCRIPTION

TOTAL OB/XF 2,378

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	RES	100	0006	R-1	83.00	150.00	83.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	182,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 07/30/2025 BY SYS