BLOCK 5 LOT 6
IN OR 1394/691
OAK LAWN PARK #4 PB 3/33

GREEN ROBERT J
204 S 15TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-150D-0005-0060**

## BUILDING CHARACTERISTICS

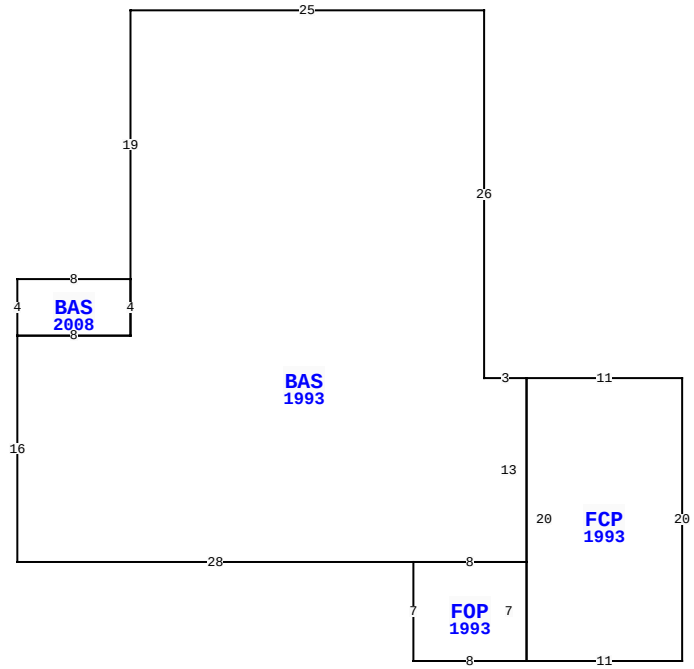
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,142 | 100 | 1993 | 1,142 | 104,535 |
| BAS | 32 | 100 | 2008 | 32 | 2,929 |
| FCP | 220 | 25 | 1993 | 55 | 5,034 |
| FOP | 56 | 30 | 1993 | 17 | 1,556 |
| TOTALS | 1,450 | | | 1,246 | 114,054 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,246 | 107.0600 | 107.06 | 133,397 | 1955 | 1995 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1174 HX Base Yr 2022




204 S 15TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 114,054 |
| TOTAL MARKET OB/XF VALUE | | 3,351 |
| TOTAL LAND VALUE - MARKET | | 191,400 |
| TOTAL MARKET VALUE | | 308,805 |
| SOH/AGL Deduction | | 46,404 |
| ASSESSED VALUE | | 262,401 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 211,679 |
| TOTAL JUST VALUE | | 308,805 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,769 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20062371 | REPAIR/RRF | 4,450 | 10/23/2006 |
| 20061113 | REMODEL | 2,000 | 05/19/2006 |
| 20060986 | REMODEL | 8,106 | 05/08/2006 |
| 20032602 | REPAIR/RRF | 1,000 | 02/28/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1394/0691 | 3/08/2006 | WD | Q | I | | 160,000 |
| GRANTOR: ROBINSON PAM BENNETT | | | | | | |
| GRANTEE: GREEN ROBERT J | | | | | | |
| 0817/0299 | 12/17/1997 | PR | Q | I | 01 | 100 |
| GRANTOR: ROBINSON PAM BENNETT | | | | | | |
| GRANTEE: ROBINSON PAN BENNET | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 S19BAS=[YR=2008] W8S4E8 N4$S4 W8 S16 E28
FOP=[YR=1993] S7 E8 FCP=[YR=1993] E11 N20 W11S20$ N7W8$ E8
N13 W3 N26$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 292.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 86 | 2,511 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 440.00 | SF | 6.50 | 6.50 | 100 | 1955 | 1955 | 3 | 20 | 572 | |
| 3 | 1134 | LANDSCP BL | 0 | 100 | 0 | 0 | 93.00 | SF | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 96 | 268 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,351

| 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 | 87.00 | 150.00 | 87.00 | FF | | 1.00 | 1.00 | 1.00 | 2,200.00 | 2,200.00 | 191,400 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 07/30/2025 BY SYS