BLOCK 5 LOT 10
IN OR 731/505
OAKLAWN PARK #4 PB 3/33

LICAUSI ANTHONY J & CYNTHIA B
210 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150D-0005-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
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		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

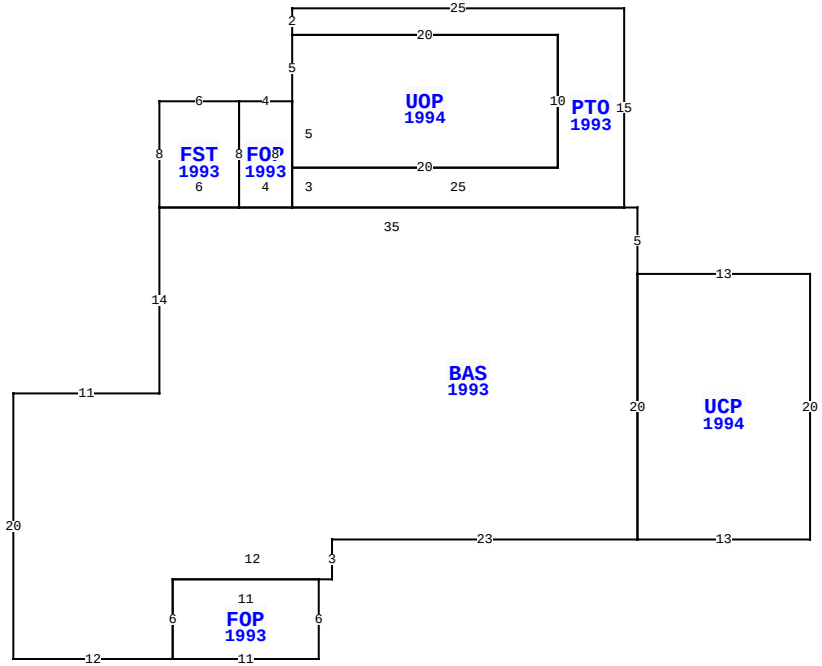
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,165	100	1993	1,165	101,569
FOP	32	30	1993	10	872
FOP	66	30	1993	20	1,744
FST	48	55	1993	26	2,267
PTO	175	5	1993	9	784
UCP	260	20	1994	52	4,533
UOP	200	20	1994	40	3,488
TOTALS	1,946			1,322	115,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	105.0400	105.04	138,863	1954	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1165 HX Base Yr 1996



210 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		115,256
TOTAL MARKET OB/XF VALUE		943
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		307,599
SOH/AGL Deduction		225,094
ASSESSED VALUE		82,505
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,783
TOTAL JUST VALUE		307,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061914	OTHER	1,000	08/14/2006
9070	REPAIR/RRF	500	05/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0731/0505	6/09/1995	WD	Q	I		57,000
GRANTOR: CARTER PAUL & DEBBIE						
GRANTEE: LICAUSI ANTHONY J &						
0494/0063	7/01/1986	WD	U	I		47,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1994] W13 BAS=[YR=1993] N5W1 PTO=[YR=1993] N15 W25 S2UOP=[YR=1994] S5 FOP=[YR=1993] W4 FST=[YR=1993] W6 S8 E6 N8 $ S8 E4 N8$ S5 E20N10W20$E20 S10W20S3E25$ W35 S14 W11 S20 E12FOP=[YR=1993] E11 N6 W11 S6 $ N6 E12N3 E23 N20 $ S20 E13 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	0	0	725.00	SF	6.50	6.50	100	1960	1960	3	20	943	

LAND DESCRIPTION

TOTAL OB/XF 943

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 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 07/30/2025 BY SYS