BLOCK 5 LOT 12
OAK LAWN PARK #4 PB 3/33

GREENE KRISTINA M
300 SOUTH 15TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150D-0005-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	06	Quality Level 06

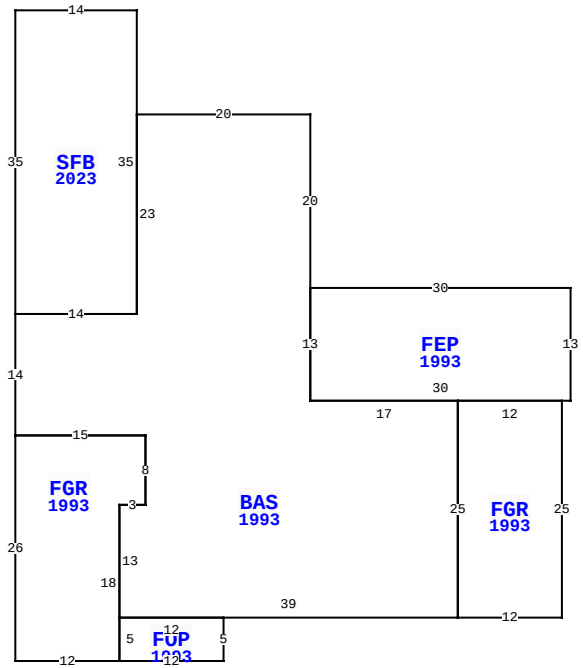
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	1993	1,799	193,337
FEP	390	80	1993	312	33,531
FGR	300	55	1993	165	17,732
FGR	336	55	1993	185	19,882
FOP	60	30	1993	18	1,934
SFB	490	80	2023	392	42,128
TOTALS	3,375			2,871	308,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,871	127.5580	127.56	366,225	1954	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2023 Heated Area: 2191 HX Base Yr 2023



300 S 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		308,545
TOTAL MARKET OB/XF VALUE		18,071
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		518,016
SOH/AGL Deduction		17,098
ASSESSED VALUE		500,918
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		445,196
TOTAL JUST VALUE		518,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120983	6'PRIVACY FENCE	0	05/30/2012
20100319	REROOF BACK VALLE	500	02/19/2010
20042440	H/AC	2,000	12/29/2004
2003965	XFOB	16,000	09/14/2000
2000362	REMODEL	0	08/21/2000
969794	SWIM POOL	10,750	05/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1339	10/03/2022	QC	U	I	11	100
GRANTOR: GREENE KATHLEEN M & R						
GRANTEE: GREENE KRISTINA M						
2427/1610	1/22/2021	WD	Q	I	01	399,900
GRANTOR: BIENEMANN LAWRENCE E						
GRANTEE: GREENE KATHLEEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,0] N20 W20 S23 W14 S14 E15 S8 W3 S13 E39 N25 W17 N13 $
FEP=[YR=1993;ORIG=0,0] W30 S13 E30 N13 $
FGR=[YR=1993;ORIG=-64,17] S26 E12 N18 E3 N8 W15 $
FGR=[YR=1993;ORIG=-13,38] E12 N25 W12 S25 $
FOP=[YR=1993;ORIG=-52,43] E12 N5 W12 S5 $
SFB=[YR=2023;ORIG=-64,-32] E14 S35 W14 N35 $
.

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	603.00	SF	6.50	6.50	100	1954	1954	3	20	784	
2	0810	CONCRETE A	0	100	0	0	980.00	SF	6.50	6.50	100	1993	1993	3	64	4,077	
3	0810	CONCRETE A	0	100	14	14	196.00	SF	6.50	6.50	100	1993	1993	3	64	815	
4	0861	POOL GUNIT	0	100	18	30	540.00	SF	85.00	85.00	100	1996	1996	3	20	9,180	
5	0845	KOOL DECK	0	100	0	0	526.00	SF	7.25	7.25	100	1996	1996	3	70	2,669	
6	0810	CONCRETE A	0	100	20	6	120.00	SF	6.50	6.50	100	1996	1996	3	70	546	

LAND DESCRIPTION

TOTAL OB/XF 18,071

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 06/03/2019 BY DJA Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 07/30/2025 BY SYS