BLOCK 5 LOT 14
OAK LAWN PARK #4 PB 3/33

PATTEN ANDREA
302 S 15TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150D-0005-0140

BUILDING CHARACTERISTICS

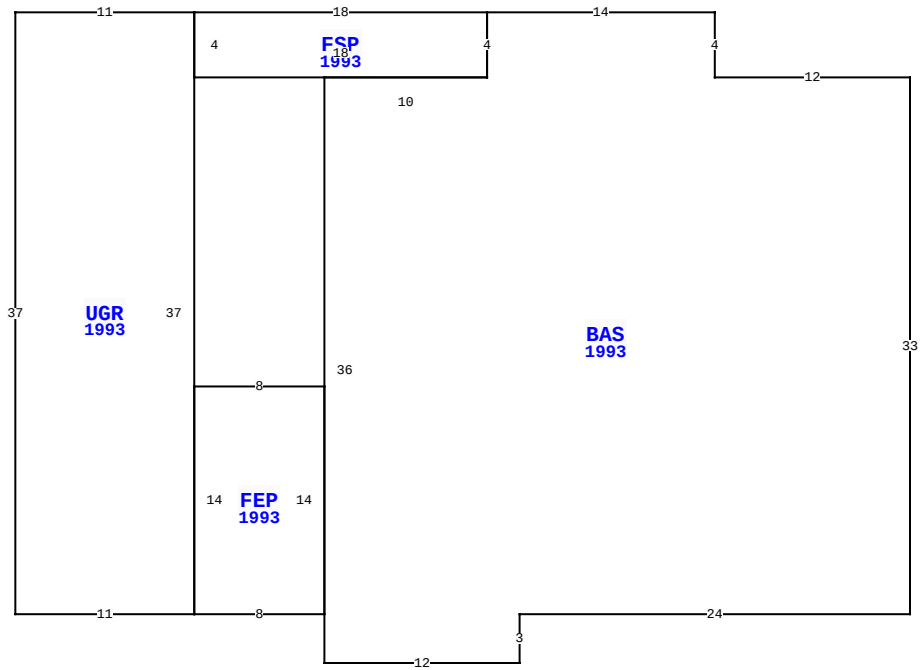
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,280	100	1993	1,280	120,030
FEP	112	80	1993	90	8,440
FSP	72	40	1993	29	2,719
UGR	407	45	1993	183	17,160
TOTALS	1,871			1,582	148,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	118.5240	118.52	187,499	1954	1980	0	0	0	20.88	79.12

1 SINGLE FAM – 100% - 2023 Heated Area: 1280 HX Base Yr 2023



302 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		148,349
TOTAL MARKET OB/XF VALUE		3,412
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		343,161
SOH/AGL Deduction		169,080
ASSESSED VALUE		174,081
TOTAL EXEMPTION VALUE	WX HX HB SX	105,722
BASE TAXABLE VALUE		68,359
TOTAL JUST VALUE		343,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7782	ADDITION	6,000	07/01/1993
7003	REPAIR/RRF	1,420	04/20/1992
5069	REMODEL	6,725	10/24/1988
1450	N/A	850	06/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1825	4/20/2022	QC	U	I	11	100
GRANTOR: BELLA PLAYA LLC						
GRANTEE: BIENEMANN LAWRENCE						
2100/1698	2/10/2017	WD	Q	I	01	145,000
GRANTOR: TARZIA DIANA D						
GRANTEE: BELLA PLAYA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N4 W14 FSP=[YR=1993] W18 UGR=[YR=1993] W11 S37 E11 FEP=[YR=1993] E8 N14 W8 S14$ N37$ S4 E18 N4$ S4 W10 S36 E12 N3 E24 N33$.

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	0511	GARAGE CB-	0	100	14	18	252.00	SF	40.00	40.00	100	1954	1954	3	20	2,016	
2	0810	CONCRETE A	0	100	8	19	152.00	SF	6.50	6.50	100	1989	1989	3	54.5	538	
3	0810	CONCRETE A	0	100	60	11	660.00	SF	6.50	6.50	100	1960	1960	3	20	858	

LAND DESCRIPTION

TOTAL OB/XF 3,412

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