



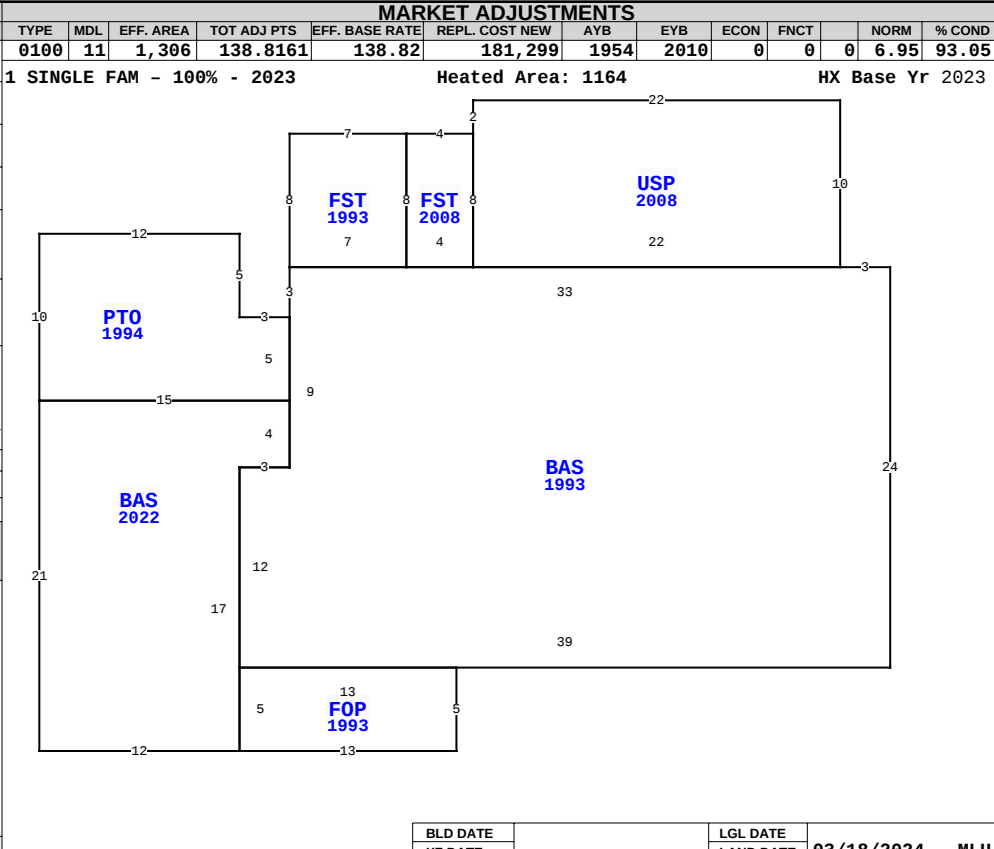
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating 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

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	900	100	1993	900	116,255
BAS	264	100	2022	264	34,101
FOP	65	30	1993	20	2,583
FST	56	55	1993	31	4,004
FST	32	55	2008	18	2,325
PTO	135	5	1994	7	904
USP	220	30	2008	66	8,525
TOTALS	1,672			1,306	168,699

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	338.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	15	9	135.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	R-1	87.00	150.00	87.00	FF	



306 S 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	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		168,699	
TOTAL MARKET OB/XF VALUE		950	
TOTAL LAND VALUE - MARKET		191,400	
TOTAL MARKET VALUE		361,049	
SOH/AGL Deduction		12,478	
ASSESSED VALUE		348,571	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		297,849	
TOTAL JUST VALUE		361,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051823	H/AC	1,000	05/19/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2797/1500	7/01/2025	QC	U	I	11
SALE PRICE					
294,000					
GRANTOR: TIBBITTS LISA A					
GRANTEE: LT & AG PROPERTY LL					
2562/1731	5/10/2022	WD	Q	I	02
390,000					
GRANTOR: RANDALL ZOE					
GRANTEE: TIBBITTS LISA A & A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 USP=[YR=2008] N10 W22 S2 FST=[YR=2008] W4											
FST=[YR=1993] W7 S8 E7 N8 \$ S8 E4 N8\$ S8 E22\$ W33 S3											
PTO=[YR=1994] W3N5W12S10 BAS=[YR=2022] S21 E12 FOP=[YR=1993]											
E13 N5 W13 S5 \$ N17 E3 N4W15\$ E15N5\$ S9W3S12 E39N24\$.											