BLOCK 6 LOT 12
IN OR 725/625
OAK LAWN PARK 5 PB 3/39

ALLEN PHILLIP M & CONSTANCE L
410 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150E-0006-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	05	DRYWALL 20
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

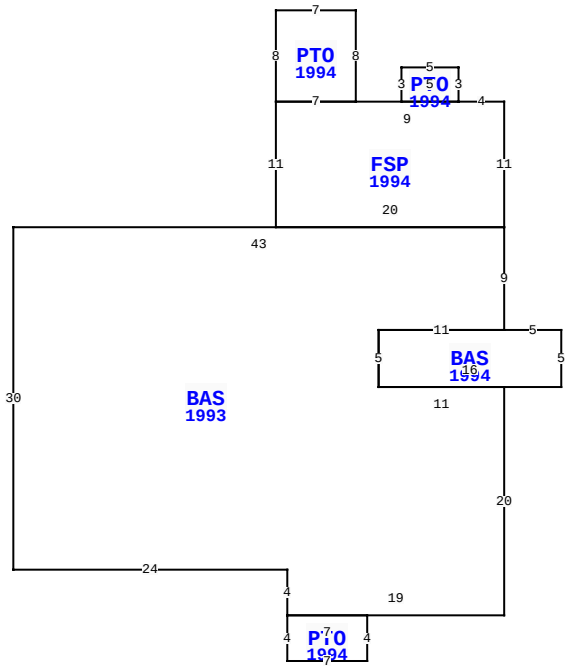
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	1993	1,311	112,993
BAS	80	100	1994	80	6,895
FSP	220	40	1994	88	7,584
PTO	15	5	1994	1	86
PTO	28	5	1994	1	86
PTO	56	5	1994	3	259
TOTALS	1,710			1,484	127,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	103.2240	103.22	153,178	1959	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1996 Heated Area: 1391 HX Base Yr 1996



410 S 15TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		127,904
TOTAL MARKET OB/XF VALUE		1,778
TOTAL LAND VALUE - MARKET		151,360
TOTAL MARKET VALUE		281,042
SOH/AGL Deduction		192,978
ASSESSED VALUE		88,064
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,342
TOTAL JUST VALUE		281,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0725/0625	3/09/1995	WD	Q	I		59,900
GRANTOR: MCCOY MARY J						
GRANTEE: ALLEN PHILLIP M & C						
0700/0886	3/15/1994	WD	Q	I	05	28,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MCCOY MARY J						

BUILDING NOTES

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	47	8	376.00	SF	6.50	6.50	100	1973	1973	3	23	562	
2	0680	POLE SHED	0	100	8	8	64.00	SF	10.00	10.00	100	2002	2002	3	29	186	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2002	2002	3	20	480	
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2002	2002	3	80	166	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2003	2003	3	20	384	

BUILDING DIMENSIONS

BAS=[YR=1994] W5 BAS=[YR=1993] N9 FSP=[YR=1994] N11W4 PTO=[YR=1994] N3W5S3E5$ W9 PTO=[YR=1994] N8W7S8E7$ W7S11E20$ W43S30E24 S4 PTO=[YR=1994] S4E7N4W7$ E19N20W11N5E11$ W11S5E16N5$.

LAND DESCRIPTION

TOTAL OB/XF 1,778

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	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	151,360							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 07/30/2025 BY SYS