BLOCK 6 LOT 14
IN OR 1352/1324
OAK LAWN PARK #5 PB 3/39

SMYTHE TRACY
502 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150E-0006-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

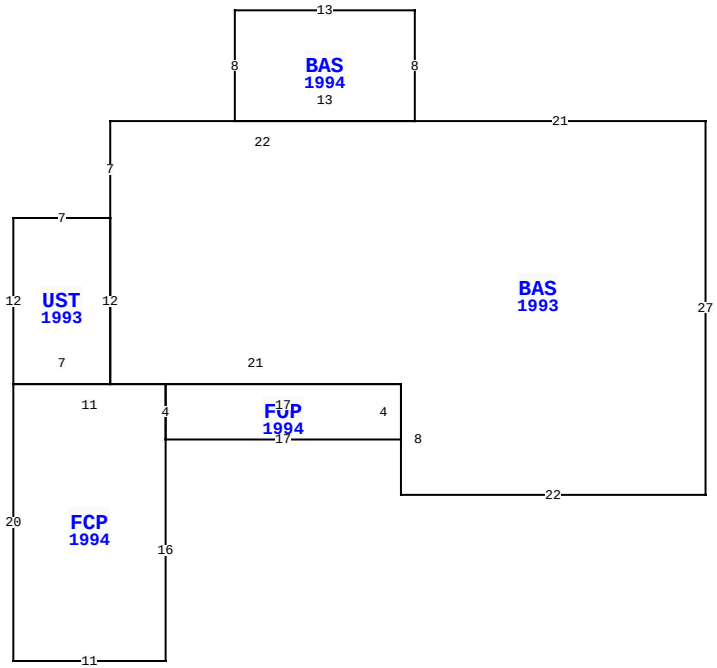
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	993	100	1993	993	95,451
BAS	104	100	1994	104	9,997
FCP	220	25	1994	55	5,287
FOP	68	30	1994	20	1,922
UST	84	45	1993	38	3,653
TOTALS	1,469			1,210	116,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,210	112.3600	112.36	135,956	1959	1995	0	0	0	14.45	85.55

1 SINGLE FAM – 100% - 2006 Heated Area: 1097 HX Base Yr 2006



502 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		116,310
TOTAL MARKET OB/XF VALUE		3,783
TOTAL LAND VALUE - MARKET		151,360
TOTAL MARKET VALUE		271,453
SOH/AGL Deduction		187,252
ASSESSED VALUE		84,201
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,479
TOTAL JUST VALUE		271,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032561	REPAIR/RRF	2,000	02/21/2003
20020395	REPAIR/RRF	0	03/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1352/1324	9/26/2005	WD	Q	I		170,000
GRANTOR: MCKINZIE LARRY LEE						
GRANTEE: SMYTHE TRACY						
1044/0679	3/19/2002	WD	Q	I		99,000
GRANTOR: LYLE JOSEPH & BARBARA						
GRANTEE: MCKINZIE LARRY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 BAS=[YR=1994] N8 W13 S8 E13$ W22 S7
UST=[YR=1993] W7 S12 FCP=[YR=1994] S20 E11 N16 FOP=[YR=1994]
E17N4W17S4$ N4W11$ E7N12$ S12 E21S8E22N27$.

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	45	8	360.00	SF	6.50	6.50	100	1959	1959	3	20	468	
2	0810	CONCRETE A	0	100	45	12	540.00	SF	6.50	6.50	100	1980	1980	3	30	1,053	
3	0810	CONCRETE A	0	100	0	0	434.00	SF	6.50	6.50	100	1980	1980	3	30	846	
4	0940	SHEDS/PORT	0	100	8	9	72.00	SF	30.00	30.00	100	1980	1980	3	20	432	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
6	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 3,783

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