



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

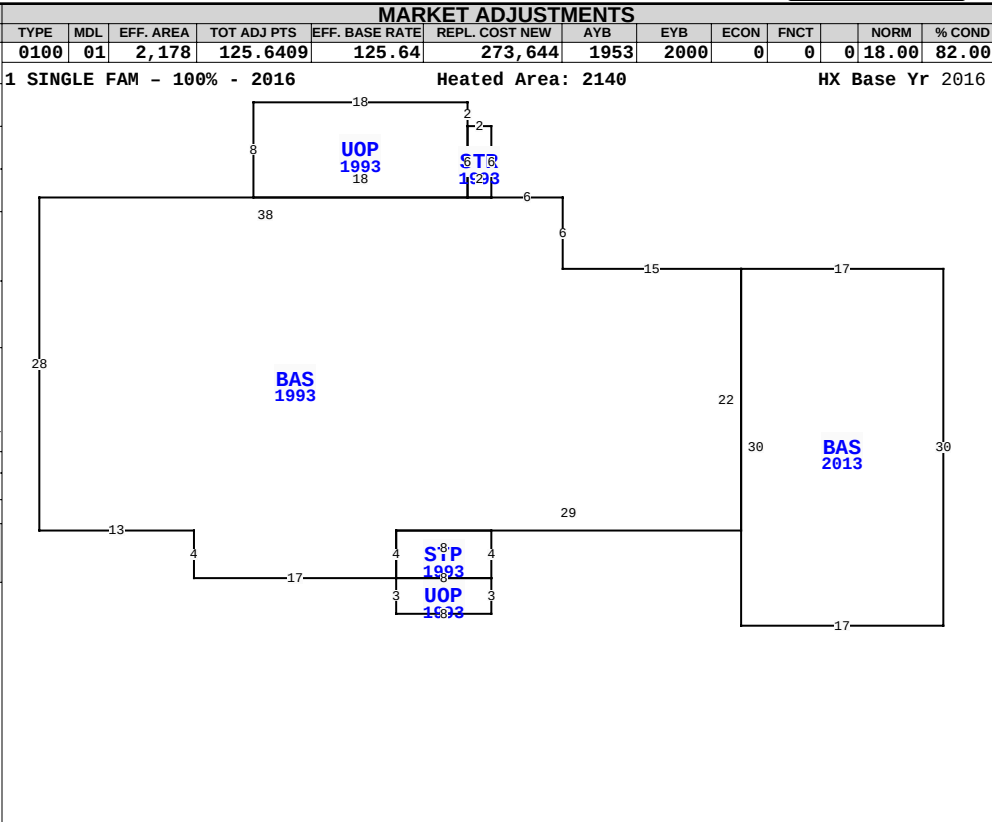
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1993	1,630	167,930
BAS	510	100	2013	510	52,542
STP	32	10	1993	3	309
STR	12	10	1993	1	103
UOP	24	20	1993	5	515
UOP	144	20	1993	29	2,988
TOTALS	2,352			2,178	224,388

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0861	POOL GUNIT	0 100	30 12	360.00
2	0845	KOOL DECK	0 100	0 0	499.00
3	0855	CONC PAVER	0 100	0 0	2,160.00
4	0825	BRICK	0 100	0 0	340.00

L N	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	0861	POOL GUNIT	0 100	30 12	360.00	SF	85.00	85.00	100	1988	1988	3	20	6,120	
2	0845	KOOL DECK	0 100	0 0	499.00	SF	7.25	7.25	100	1988	1988	3	52	1,881	
3	0855	CONC PAVER	0 100	0 0	2,160.00	SF	5.00	5.00	100	2016	2016	3	95	10,260	
4	0825	BRICK	0 100	0 0	340.00	SF	12.50	12.50	100	2013	2013	3	98	4,165	

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0006	R-1	129.00	100.00	1.00	LT		1.00	1.00	1.50

REVIEW DATE	11/16/2021	BY	DJ
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303 N 15TH ST, FERNANDINA BEACH	05/08/2025	MLU
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303 N 15TH ST, FERNANDINA BEACH				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
360.00	SF	85.00	85.00	100	1988	1988	3	20	6,120				
499.00	SF	7.25	7.25	100	1988	1988	3	52	1,881				
2,160.00	SF	5.00	5.00	100	2016	2016	3	95	10,260				
340.00	SF	12.50	12.50	100	2013	2013	3	98	4,165				

TOTAL OB/XF											22,426			
LOC	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ	UNIT	ADJ	LA
ZONE	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE		PRICE		VA
06	R-1	129.00	100.00	1.00	LT		1.00	1.00	1.50	225,000.00		337,500.00		3

Total Acres: 0.00	Total Land Value: 337,500	Market: 0	Agricultural: 0	Common: 337,500
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	224,388		
TOTAL MARKET OB/XF VALUE	22,426		
TOTAL LAND VALUE - MARKET	337,500		
TOTAL MARKET VALUE	584,314		
SOH/AGL Deduction	345,531		
ASSESSED VALUE	238,783		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	188,061		
TOTAL JUST VALUE	584,314		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	575,247		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200579	GARAGE	0	10/02/2020
20152713	PAVERS	0	11/19/2015
20141222	10X10SHED	0	06/09/2014
20130435	ADD 435SF MTSR.SU	58,500	03/05/2013
20122140	REROUTE WIRES DEC	300	10/17/2012
20122088	TREX PORCH ADDITI	11,500	10/10/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1734/1526	4/18/2011	WD	Q	I	02	227,100
GRANTOR: WARREN JAMES A III &						
GRANTEE: LYTHGOE ROBERT G &						
1595/0448	12/02/2008	WD	Q	I		170,000
GRANTOR: ATKINSON BECKY E						
GRANTEE: WARREN JAMES A III						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2013] W17 BAS=[YR=1993] W15 N6 W6 STR=[YR=1993] N6W2 UOP=[YR=1993] N2 W18 S8 E18N6\$ S6E2\$ W38S28E13 S4 E17 UOP=[YR=1993] S3 E8 N3 STP=[YR=1993] N4 W8 S4 E8\$ W8\$ N4 E29 N22\$ S30 E17 N30\$.														