BLOCK 262 S1/2 OF LOT 10
CITY OF FDNA BEACH

WARD ANDREW J JR & CHRISTINE M
403 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0262-0102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

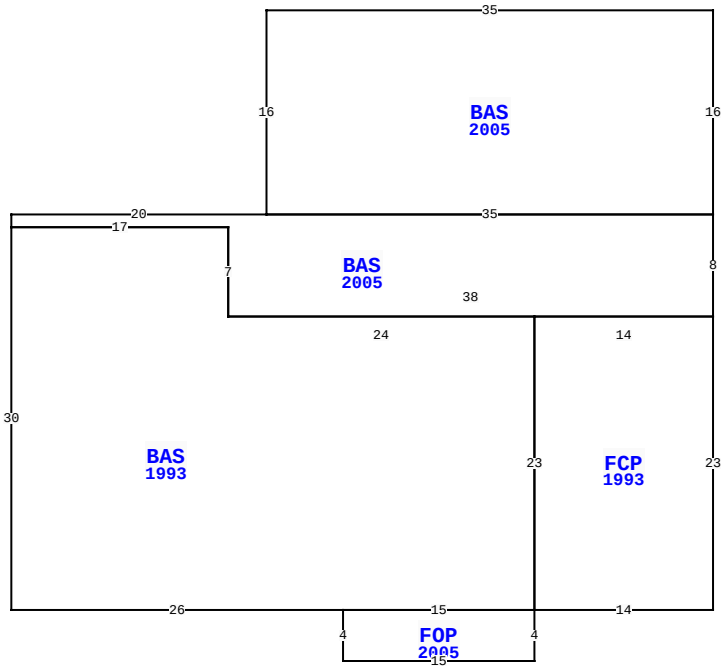
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,062	100	1993	1,062	89,716
BAS	321	100	2005	321	27,117
BAS	560	100	2005	560	47,308
FCP	322	25	1993	80	6,758
FOP	60	30	2005	18	1,520
TOTALS	2,325			2,041	172,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,041	112.0140	112.01	228,612	1955	1975	0	0	0	24.58	75.42

1 SINGLE FAM – 100% - 1990 Heated Area: 1943 HX Base Yr 1990



403 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		172,419
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		363,579
SOH/AGL Deduction		211,767
ASSESSED VALUE		151,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,090
TOTAL JUST VALUE		363,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041985	H/AC	2,000	10/27/2004
20041864	REMODEL	1,000	10/14/2004
20041856	H/AC	3,000	10/13/2004
20041833	REMODEL	3,000	10/11/2004
20022258	XFOB	2,000	12/31/2002
6218	ADDITION	5,000	10/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/0543	11/27/2020	QC	U	I	11	100
GRANTOR: WARD ANDREW J JR & CH						
GRANTEE: WARD ANDREW J JR &						
2239/1700	11/19/2018	QC	U	I	11	142,300
GRANTOR: WARD ANDREW J JR						
GRANTEE: WARD ANDREW J JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W35 S16 BAS=[YR=2005] W20 S1 BAS=[YR=1993] S30 E26 FOP=[YR=2005] S4 E15 N4 FCP=[YR=1993] E14 N23 W14 S23 $ W15 $ E15 N23 W24 N7 W17 $ E17 S7 E38 N8 W35 $ E35 N16 $.

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	49	8	392.00	SF	6.50	6.50	100	1955	1955	3	20	510	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2005	2005	3	22	1,267	
3	0350	CARPORT WD	0	100	4	16	64.00	SF	13.00	13.00	100	2005	2005	3	22	183	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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		R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS