LOT 1
IN OR 556 PG 1186
AZALEA TERRACE #1 PB 3/63

KLINE CAROL D
602 S 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1080-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

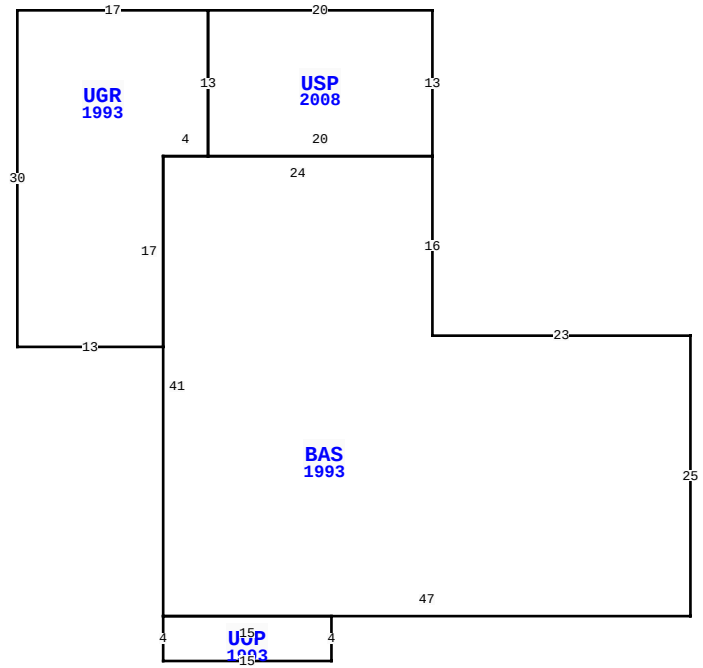
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,559	100	1993	1,559	115,160
UGR	442	45	1993	199	14,700
UOP	60	20	1993	12	886
USP	260	30	2008	78	5,762
TOTALS	2,321			1,848	136,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	105.0000	110.25	203,742	1950	1965	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 1990 Heated Area: 1559 HX Base Yr 1990



602 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
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		136,507
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		168,560
TOTAL MARKET VALUE		306,537
SOH/AGL Deduction		212,742
ASSESSED VALUE		93,795
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,384
TOTAL JUST VALUE		306,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0		23,669	01/16/2024
20061802	XFOB	6,000	07/07/2006
20021837	REMODEL	2,000	10/24/2002
2256	CHNGE SRVC	600	11/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0556/1186	11/14/1988	WD	Q	I		60,000

GRANTOR: PARSONS MARY R
GRANTEE: KLINE CAROL D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N16 USP=[YR=2008] N13 W20 UGR=[YR=1993] W17 S30 E13 N17 E4 N13$ S13 E20$ W24 S41 UOP=[YR=1993] S4 E15 N4 W15$ E47 N25 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	150.00	86.00	FF		1.00	1.00	0.80	2,450.00	1,960.00	168,560							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 168,560 Market: 0 Agricultural: 0 Common: 168,560 PRINTED 07/09/2026 BY SYS