BLOCK 5 LOT 12
OAK LAWN PARK #4 PB 3/33

GREENE KRISTINA M
300 SOUTH 15TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-150D-0005-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

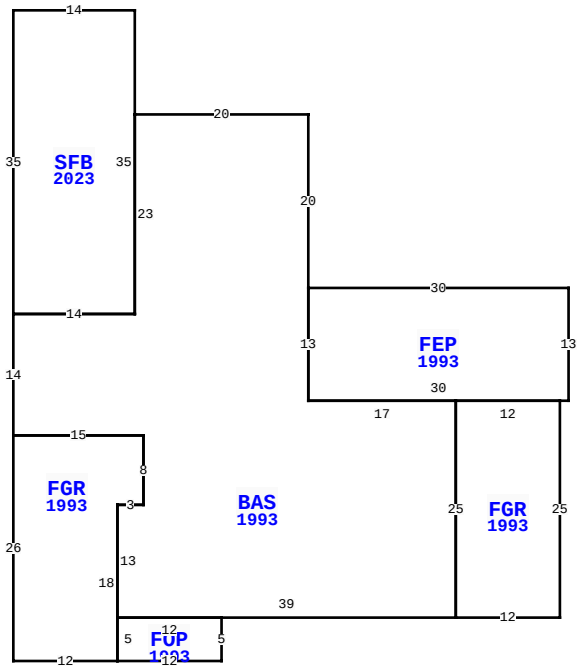
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	1993	1,799	202,405
FEP	390	80	1993	312	35,103
FGR	300	55	1993	165	18,564
FGR	336	55	1993	185	20,814
FOP	60	30	1993	18	2,025
SFB	490	80	2023	392	44,103
TOTALS	3,375			2,871	323,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,871	127.5580	133.94	384,542	1954	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2023 Heated Area: 2191 HX Base Yr 2023



300 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,015
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		213,150
TOTAL MARKET VALUE		578,665
SOH/AGL Deduction		64,222
ASSESSED VALUE		514,443
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		458,032
TOTAL JUST VALUE		578,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120983	6'PRIVACY FENCE	0	05/30/2012
20100319	REROOF BACK VALLE	500	02/19/2010
20042440	H/AC	2,000	12/29/2004
2003965	XFOB	16,000	09/14/2000
2000362	REMODEL	0	08/21/2000
969794	SWIM POOL	10,750	05/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1339	10/03/2022	QC	U	I	11	100
GRANTOR: GREENE KATHLEEN M & R						
GRANTEE: GREENE KRISTINA M						
2427/1610	1/22/2021	WD	Q	I	01	399,900
GRANTOR: BIENEMANN LAWRENCE E						
GRANTEE: GREENE KATHLEEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,0] N20 W20 S23 W14 S14 E15 S8 W3 S13 E39 N25 W17 N13 $
FEP=[YR=1993;ORIG=0,0] W30 S13 E30 N13 $
FGR=[YR=1993;ORIG=-64,17] S26 E12 N18 E3 N8 W15 $
FGR=[YR=1993;ORIG=-13,38] E12 N25 W12 S25 $
FOP=[YR=1993;ORIG=-52,43] E12 N5 W12 S5 $
SFB=[YR=2023;ORIG=-64,-32] E14 S35 W14 N35 $
.

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	87.00	150.00	87.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	213,150							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 213,150 Market: 0 Agricultural: 0 Common: 213,150 PRINTED 07/09/2026 BY SYS