

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

2026

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



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	14 CARPET 80
Interior Floor	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
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NEIGHBORHOOD/LOC	1011.00
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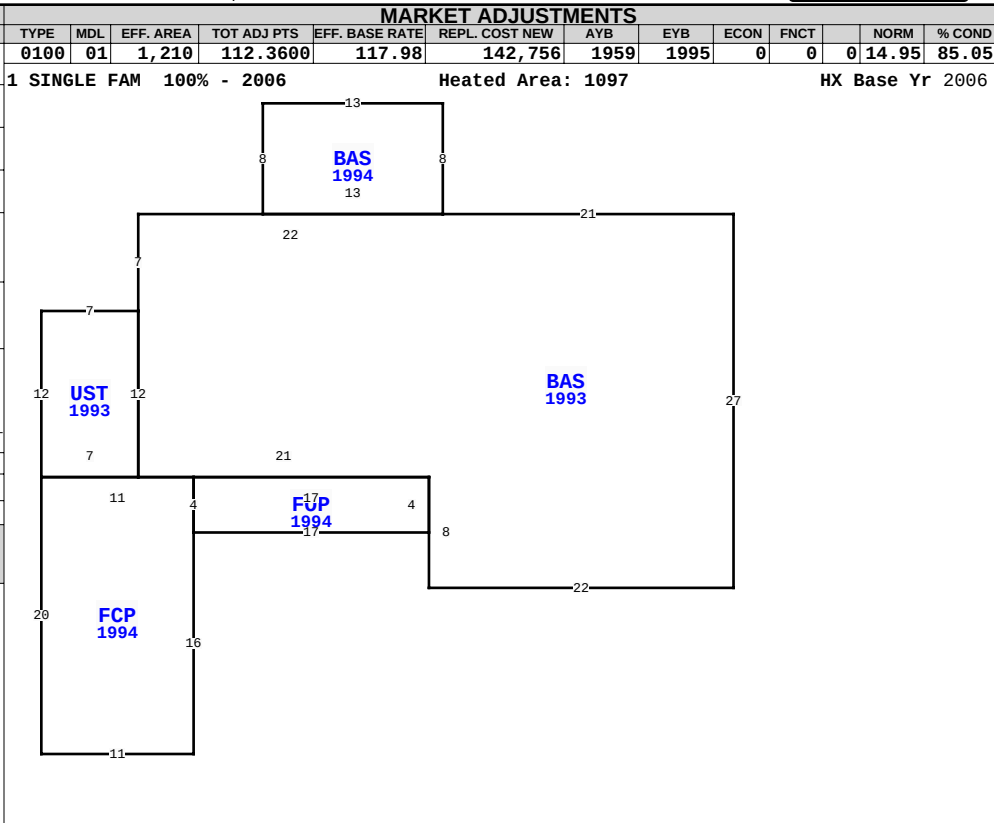
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	993	100	1993	993	99,639
BAS	104	100	1994	104	10,436
FCP	220	25	1994	55	5,519
FOP	68	30	1994	20	2,007
UST	84	45	1993	38	3,813

TOTALS	1,469			1,210	121,414
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0940	SHEDS/PORT	0 100	8	9	72.00	SF	30.00	30.00
5	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00
6	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	86.00	150.00	86.00

REVIEW DATE	01/01/2023	BY	CD
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502 S 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/05/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	86.00	150.00	86.00

REVIEW DATE	01/01/2023	BY	CD
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
2									
VALUATION BY									
STANDARD									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
121,414									
TOTAL MARKET OB/XF VALUE									
1,416									
TOTAL LAND VALUE - MARKET									
168,560									
TOTAL MARKET VALUE									
291,390									
SOH/AGL Deduction									
204,916									
ASSESSED VALUE									
86,474									
TOTAL EXEMPTION VALUE									
HX HB									
51,411									
BASE TAXABLE VALUE									
35,063									
TOTAL JUST VALUE									
291,390									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
271,453									

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									
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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\$.									