BLOCK 14 LOT 24 & 25
IN OR 1823/440
CITY OF FDNA BEACH

WARREN PAULA J/WARREN LANEYA
15 N 4TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0014-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

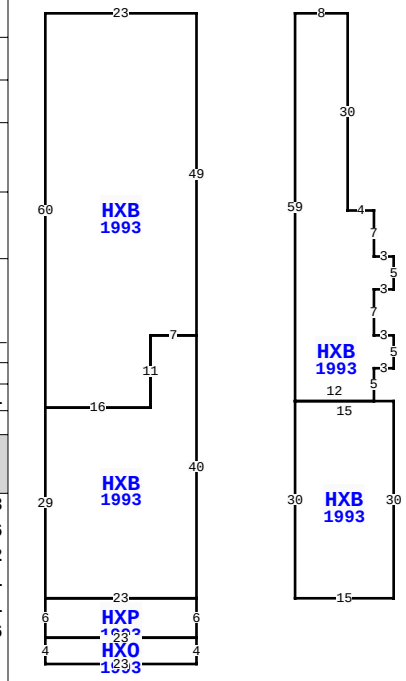
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
HXB	450	100	1993	450	61,308
HXB	618	100	1993	618	84,196
HXB	744	100	1993	744	101,362
HXB	1,303	100	1993	1,303	177,521
HXO	92	5	1993	5	681
HXP	138	30	1993	41	5,586
TOTALS	3,345			3,161	430,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,161	97.7040	162.19	512,683	1857	1993	0	0	0	16.00	84.00

1 SFR CUST 100% - 2022 Heated Area: 3115 HX Base Yr 2022



15 N 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		727,597
TOTAL MARKET OB/XF VALUE		58
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		1,052,655
SOH/AGL Deduction		640,746
ASSESSED VALUE		411,909
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		355,498
TOTAL JUST VALUE		1,052,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,000,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130992	REPLACE H/AC	0	05/06/2013
20130429	ALL WINDOWS REPLA	0	03/01/2013
20130197	REMODEL BATHS & B	0	01/30/2013
20130108	ADD OUTLETS	0	01/15/2013
20122587	REROOF W/METAL	0	12/28/2012
20011697	WHEELCHAIR RAMP	2,000	07/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/0440	11/01/2012	QC	U	I	11	100
GRANTOR: WARREN PAULA J & LANE						
GRANTEE: WARREN PAULA J & LA						
1823/0439	11/01/2012	WD	Q	I	02	340,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: WARREN PAULA J & LA						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W23S60 HXB=[YR=1993] S29 HXP=[YR=1993] S6
HXO=[YR=1993] S4E23N4W23$ E23N6W23$ E23N40W7S11W16$ E16
N11E7N49$ PTR=E15 HXB=[YR=1993] S59 HXB=[YR=1993] S30 E15
N30 W15 $ E12 N5 E3 N5 W3 N7 E3 N5 W3 N7 W4 N30 W8$ W15$.

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
5	1243	WD DECK F	0	100	3	12	36.00	SF	8.00	8.00	100	1993	1993	3	20	58	

LAND DESCRIPTION

TOTAL OB/XF 58

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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	65.00	65.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS

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IN OR 1823/440
CITY OF FDNA BEACH

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2026

00-00-31-1800-0014-0240

BUILDING CHARACTERISTICS

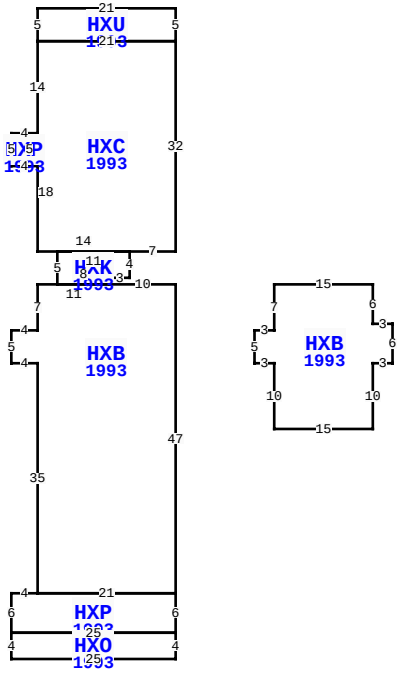
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
HXB	363	100	1993	363	65,051
HXB	1,007	100	1993	1,007	180,460
HXC	672	25	1993	168	30,106
HXK	52	10	1993	5	896
HXO	100	5	1993	5	896
HXP	20	30	1993	6	1,075
HXP	150	30	1993	45	8,064
HXU	105	55	1993	58	10,394
TOTALS	2,469			1,657	296,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,657	128.5200	213.34	353,504	1993	1993	0	0	0	16.00	84.00

2 SFR CUST 100% - 2022 Heated Area: 1370 HX Base Yr 2022



15 N 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		355,498
TOTAL JUST VALUE		1,052,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,000,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003795	SIGN	0	08/23/2000
2003625	ADD CIRCUIT FOR O	75,600	08/02/2000
7907	NEW CONSTR	75,600	09/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1823/0440	11/01/2012	QC	U	I	11	100
GRANTOR: WARREN PAULA J & LANE						
GRANTEE: WARREN PAULA J & LA						
1823/0439	11/01/2012	WD	Q	I	02	340,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: WARREN PAULA J & LA						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W10 HXK=[YR=1993] N1E3N4 HXC=[YR=1993] E7N32
HXU=[YR=1993] N5W21S5 E21$W21S14 HXP=[YR=1993] W4S5E4N5$
S18E14$ W11S5E8$ W11S7W4S5E4 S35 HXP=[YR=1993] W4S6
HXO=[YR=1993] S4E25 N4W25$ E25N6W21$ E21N47$ PTR= E15
HXB=[YR=1993] S7W3S5E3S10E15N10 E3N6W3N6W15$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS