SUB B OF LOT 7 & N1/2 OF SUB D O
REPLAT BLOCK 258 PB 2/5
CITY OF FDNA BEACH

PAASCHE ALAN D TRUST/PAASCHE ALAN D TRUSTEE
307 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0258-R07B

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

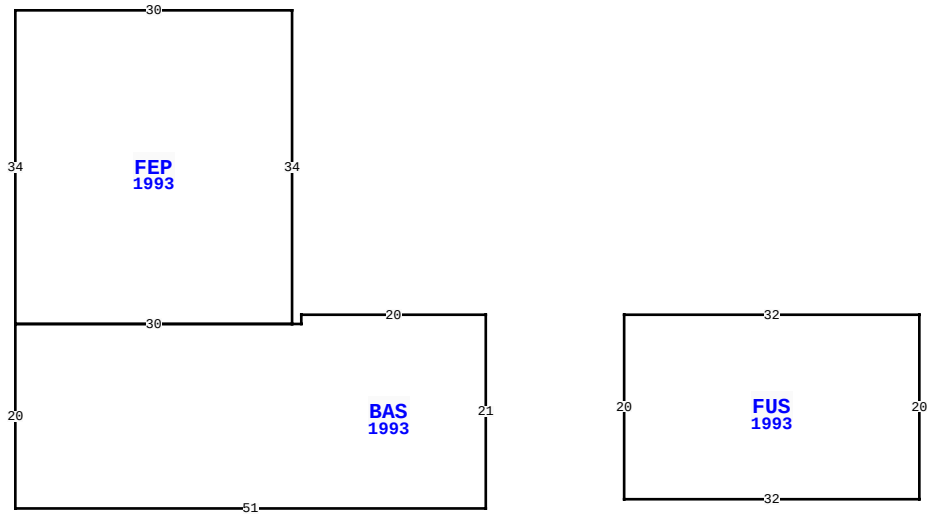
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	86,297
FEP	1,020	80	1993	816	67,710
FUS	640	100	1993	640	53,106
TOTALS	2,700			2,496	207,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	106.0800	111.38	278,004	1961	1980	0	0	0	25.50	74.50

1 SINGLE FAM 100% - 2001 Heated Area: 1680 HX Base Yr 2001



307 N 15TH 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		207,113
TOTAL MARKET OB/XF VALUE		46,323
TOTAL LAND VALUE - MARKET		382,500
TOTAL MARKET VALUE		635,936
SOH/AGL Deduction		446,214
ASSESSED VALUE		189,722
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		133,311
TOTAL JUST VALUE		635,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9284	REMODEL	8,330	09/08/1995
6315B	REPAIR/RRF	1,400	12/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1623	4/21/2023	WD	U	I	11	100
GRANTOR: PAASCHE ALAN D						
GRANTEE: PAASCHE ALAN D TRUS						
1369/0204	11/23/2005	WD	Q	I	01	51,120
GRANTOR: PAASCHE HELEN D						
GRANTEE: PAASCHE ALAN D & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S1 W1 FEP=[YR=1993] N34 W30 S34 E30$ W30 S20 E51 N21$ PTR=E15 FUS=[YR=1993] E32 S20 W32 N20$ 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
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1985	1985	04	85	42,500	
2	0820	WOOD WALK	0	100	19	3	57.00	SF	11.75	11.75	100	1984	1984	3	40	268	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1987	1987	3	20	720	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 46,323

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	129.00	100.00	1.00	LT		1.00	1.00	1.50	255,000.00	382,500.00	382,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 07/09/2026 BY SYS