BLK S SOUTH 120 FT OF LOT 3
IN OR 2374/403
ATLANTIC HIGHLANDS SUB

O'DELL PHILLIP R & CAROL S
304 N 17TH STREET
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1060-000S-0032**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

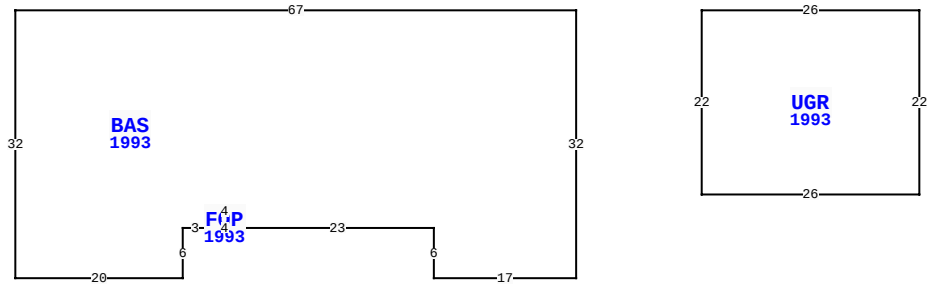
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 20 | FACE BRICK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| BUD4 Adjustme | 20 | . 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,956 | 100 | 1,956 | 287,290 |
| FOP | 8 | 30 | 2 | 294 |
| UGR | 572 | 45 | 257 | 37,747 |
| TOTALS | 2,536 | | 2,215 | 325,330 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,215 | 141.3258 | 167.82 | 371,721 | 1974 | 2000 | 0 | 0 | 0 | 12.48 | 87.52 |

1 SNGL FAM – 100% - 2021 Heated Area: 1956 HX Base Yr 2021




304 N 17TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 325,330 |
| TOTAL MARKET OB/XF VALUE | | 9,266 |
| TOTAL LAND VALUE - MARKET | | 236,250 |
| TOTAL MARKET VALUE | | 570,846 |
| SOH/AGL Deduction | | 231,924 |
| ASSESSED VALUE | | 338,922 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 288,922 |
| TOTAL JUST VALUE | | 570,846 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 488,106 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19990781 | XFOB | 2,000 | 07/02/1999 |
| 19983268 | XFOB | 2,000 | 03/02/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2374/0403 | 6/30/2020 | WD | Q | I | 01 | 440,000 |
| GRANTOR: PIZZO DAVID A & M RUT | | | | | | |
| GRANTEE: O'DELL PHILLIP R & | | | | | | |
| 1797/0051 | 5/30/2012 | WD | Q | I | 02 | 270,000 |
| GRANTOR: BIEBER JOHN & ROXANNE | | | | | | |
| GRANTEE: PIZZO DAVID A & M R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W67 S32 E20 N6 E3 FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E23 S6 E17 N32 $ PTR= E15 UGR=[YR=1993] E26 S22 W26 N22 $ 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 | 0801 | ASPHALT A | 0 | 100 | 15 | 156 | 2,340.00 | SF | 3.00 | 3.00 | 100 | 1974 | 1974 | 3 | 50 | 3,510 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 756.00 | SF | 6.50 | 6.50 | 100 | 1974 | 1974 | 3 | 26 | 1,278 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 14 | 6 | 84.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 31 | 260 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 10 | 63 | 630.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 68 | 2,785 | |
| 5 | 1241 | WD DECK G | 0 | 100 | 0 | 0 | 335.00 | UT | 13.23 | 13.23 | 100 | 2000 | 2000 | 3 | 29 | 1,285 | |
| 6 | 1243 | WD DECK F | 0 | 100 | 7 | 8 | 56.00 | SF | 8.00 | 8.00 | 100 | 2001 | 2001 | 3 | 20 | 90 | |
| 7 | 1243 | WD DECK F | 0 | 100 | 6 | 6 | 36.00 | SF | 8.00 | 8.00 | 100 | 2001 | 2001 | 3 | 20 | 58 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,266

| 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 | SFR | 100 | 0006 | R-1 | 120.00 | 137.00 | 1.00 | LT | | 1.00 | 1.00 | 1.05 | 225,000.00 | 236,250.00 | 236,250 | | | | | | | |

REVIEW DATE 03/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 236,250 Market: 0 Agricultural: 0 Common: 236,250 PRINTED 08/02/2023 BY SYS