BLOCK 1 LOT 8
OAKLAWN PARK 1 PB 2/52

DANIELS ERIN M
81064 LOCKHAVEN DR
YULEE, FL 32097

2023

00-00-31-150A-0001-0080

BUILDING CHARACTERISTICS

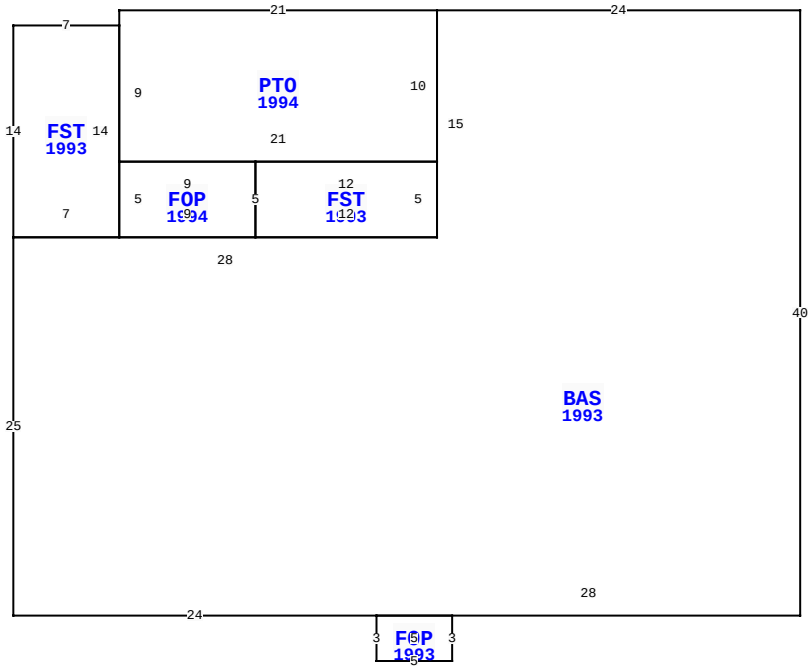
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	02	MIN PLYWD 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	109,882
FOP	15	30	4	265
FOP	45	30	14	927
FST	60	55	33	2,184
FST	98	55	54	3,575
PTO	210	5	10	662
TOTALS	2,088		1,775	117,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,775	90.0000	81.22	144,166	1970	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 1660 HX Base Yr



127 S 17TH ST, FERNANDINA BEACH

BLD DATE	02/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	117,495
TOTAL MARKET OB/XF VALUE	7,488
TOTAL LAND VALUE - MARKET	183,600
TOTAL MARKET VALUE	308,583
SOH/AGL Deduction	78,965
ASSESSED VALUE	229,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,618
TOTAL JUST VALUE	308,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111264	H/AC	3,100	07/29/2011
20041215	XFOB	1,000	07/01/2004
20010520	REPAIR/RRF	2,000	03/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1342	1/11/2023	QC	U	I	11	100
GRANTOR: WOLTER KEVIN						
GRANTEE: DANIELS ERIN M						
2338/0196	2/07/2020	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DANIELS ERIN MELISS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=1994] W21 S1 FST=[YR=1993] W7 S14 E7 FOP=[YR=1994] E9 FST=[YR=1993] E12 N5 W12 S5$ N5 W9 S5$ N14$ S9 E21 N10$ S15 W28 S25 E24 FOP=[YR=1993] S3E5N3W5$ E28 N40$.

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	0510	GARAGE WD-	0	0	12	24	288.00	SF	35.00	35.00	100	1970	1970	3	20	2,016	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
3	0810	CONCRETE A	0	0	0	0	520.00	SF	6.50	6.50	100	2015	2015	3	96	3,245	
4	0810	CONCRETE A	0	0	0	0	54.00	SF	6.50	6.50	100	2015	2015	3	96	337	

LAND DESCRIPTION

TOTAL OB/XF 7,488

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	0	0006	R-1	76.00	137.00	76.50	FF		1.00	1.00	1.00	2,400.00	2,400.00	183,600							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 183,600 Market: 0 Agricultural: 0 Common: 183,600 PRINTED 08/02/2023 BY SYS