

BLOCK 1 LOTS 10 & 12
IN OR 1934/6
OAK LAWN PARK #1 PB 2/52

BRODIE JOHN & LORI
129 S 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150A-0001-0100

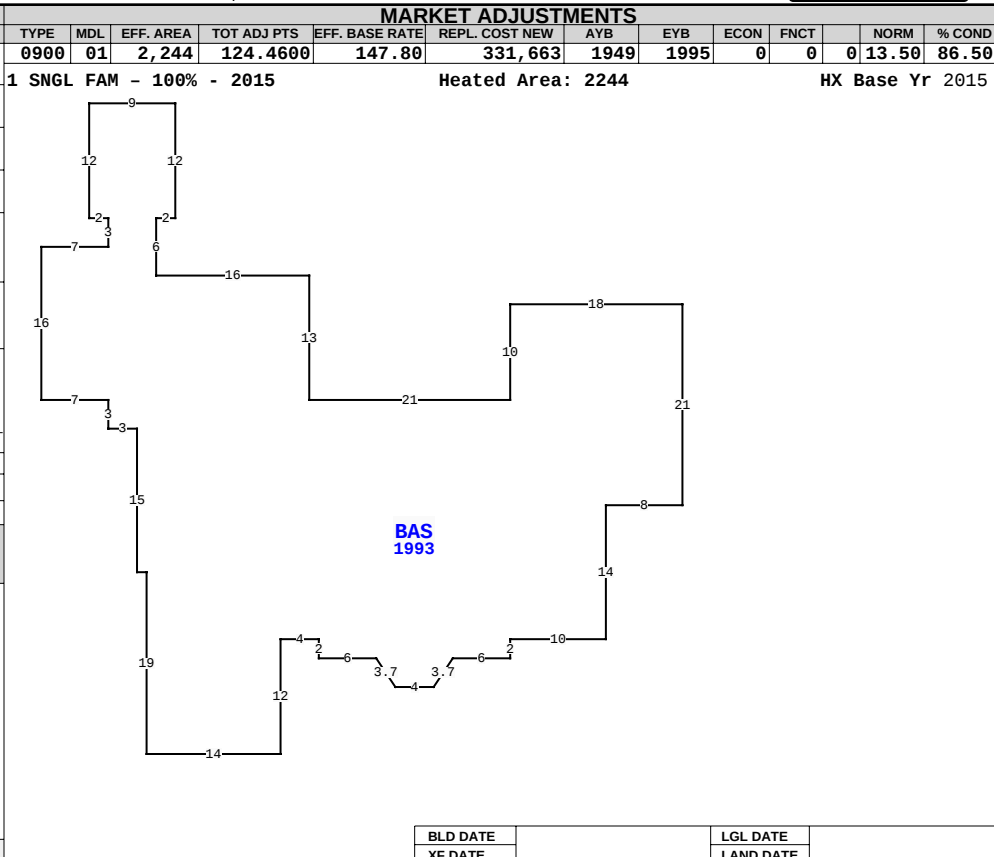


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 50
Exterior Wall	23 REINF CONC 50
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 100
Interior Floo	12 HARDWOOD 50
Interior Floo	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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
NEIGHBORHOOD/LOC	1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	2,244	286,888
TOTALS	2,244		2,244	286,888

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
1	0510	GARAGE WD-	0	100	0	0		534.00	SF 35.00	100	1980	1980	3	20	3,738	
2	0500	FP-PRE FAB	0	100	0	0		2.00	UT 3,500.00	100	1949	1949	3	20	1,400	
3	0810	CONCRETE A	0	100	3	53		159.00	SF 6.50	100	1949	1949	3	20	207	
4	0940	SHEDS/PORT	0	100	14	10		140.00	SF 30.00	100	1980	1980	3	20	840	
5	0810	CONCRETE A	0	100	10	14		140.00	SF 6.50	100	1950	1950	3	20	182	
6	0835	QUARY TILE	0	100	21	13		273.00	SF 10.00	100	1965	1965	3	20	546	
8	0825	BRICK	0	100	0	0		32.00	SF 12.50	100	1965	1965	3	48.4	194	
9	0855	CONC PAVER	0	100	0	0		1,640.00	SF 10.00	100	2019	2019	3	99	16,236	

LAND DESCRIPTION	
L N	USE CODE
1	000100



EXTRA FEATURES															
TOTAL OB/XF 23,343															
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
1	0510	GARAGE WD-	0	100	0	0		534.00	SF 35.00	100	1980	1980	3	20	3,738
2	0500	FP-PRE FAB	0	100	0	0		2.00	UT 3,500.00	100	1949	1949	3	20	1,400
3	0810	CONCRETE A	0	100	3	53		159.00	SF 6.50	100	1949	1949	3	20	207
4	0940	SHEDS/PORT	0	100	14	10		140.00	SF 30.00	100	1980	1980	3	20	840
5	0810	CONCRETE A	0	100	10	14		140.00	SF 6.50	100	1950	1950	3	20	182
6	0835	QUARY TILE	0	100	21	13		273.00	SF 10.00	100	1965	1965	3	20	546
8	0825	BRICK	0	100	0	0		32.00	SF 12.50	100	1965	1965	3	48.4	194
9	0855	CONC PAVER	0	100	0	0		1,640.00	SF 10.00	100	2019	2019	3	99	16,236

TOTAL OB/XF 23,343															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100	0006	R-1	129.00	137.00	129.20	FF		1.00	1.00	1.00	2,400.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				303,409		
TOTAL MARKET OB/XF VALUE				23,343		
TOTAL LAND VALUE - MARKET				310,080		
TOTAL MARKET VALUE				636,832		
SOH/AGL Deduction				383,323		
ASSESSED VALUE				253,509		
TOTAL EXEMPTION VALUE				HX HB		50,000
BASE TAXABLE VALUE				203,509		
TOTAL JUST VALUE				636,832		
NCON VALUE				16,236		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				504,021		

BRODIE JOHN & LORI
129 S 17TH ST
FERNANDINA BEACH, FL 32034

00-00-31-150A-0001-0100

[illegible]