BLOCK 2 LOT 9
IN OR 2240/396
OAK LAWN PARK 1 PB 2/52

ADLER LEOPOLD IV
120 S 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150A-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

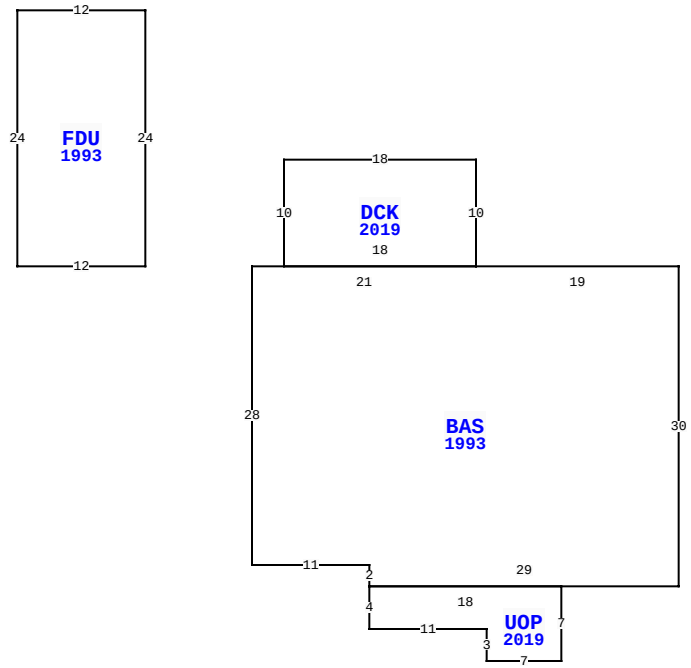
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	07	ASB SHNGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,178	100	1,178	115,388
DCK	180	10	18	1,764
FDU	288	65	187	18,317
UOP	93	20	19	1,861
TOTALS	1,739		1,402	137,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	124.0096	111.92	156,912	1950	2000	0	0	0	12.48	87.52

1 SINGLE FAM – 100% - 2020 Heated Area: 1178 HX Base Yr 2020



120 S 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		137,329
TOTAL MARKET OB/XF VALUE		4,063
TOTAL LAND VALUE - MARKET		174,720
TOTAL MARKET VALUE		316,112
SOH/AGL Deduction		119,765
ASSESSED VALUE		196,347
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,347
TOTAL JUST VALUE		316,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152390	CO ISSUED	0	03/29/2016
20101695	REROOF W/SHINGLES	1,000	09/28/2010
20101696	MECH OTHER	750	09/28/2010
20101697	REMODEL	1,000	09/28/2010
20101671	GAS	375	09/24/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/0396	11/30/2018	WD	Q	I	01	315,000
GRANTOR: WELDON CAROL J & GLEN						
GRANTEE: ADLER LEOPOLD IV						
2003/0218	9/11/2015	SW	U	I	12	92,500
GRANTOR: MORTGAGE EQUITY CONV						
GRANTEE: WELDON CAROL J & GL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 DCK=[YR=2019] N10 W18 S10 E18$ W21 S28 E11 S2 UOP=[YR=2019] S4 E11 S3 E7 N7 W18$ E29 N30$ PTR= W50 FDU=[YR=1993] W12 N24 E12 S24$E50$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
2	0810	CONCRETE A	0	100	15	12	180.00	SF	6.50	6.50	100	1980	1980	3	35	410	
3	0825	BRICK	0	100	30	15	450.00	SF	8.75	8.75	100	1980	1980	3	75	2,953	

LAND DESCRIPTION

TOTAL OB/XF 4,063

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	65.00	137.00	65.00	FF	1	1.12	1.00	1.12	2,400.00	2,688.00	174,720							

REVIEW DATE 02/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 174,720 Market: 0 Agricultural: 0 Common: 174,720 PRINTED 08/02/2023 BY SYS