BLOCK 7 LOT 12
OAK LAWN PARK #6 PB 3/40

GRODEN WENDI
123 HIRTH RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-150F-0007-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

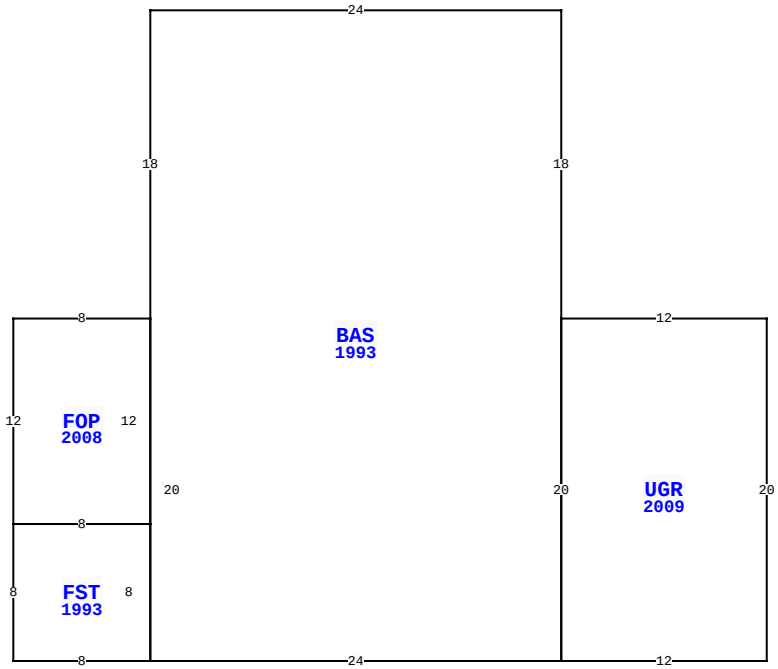
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	74,018
FOP	96	30	29	2,354
FST	64	55	35	2,841
UGR	240	45	108	8,765
TOTALS	1,312		1,084	87,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,084	107.0600	96.62	104,736	1957	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2010 Heated Area: 912 HX Base Yr 2010



501 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		87,978
TOTAL MARKET OB/XF VALUE		10,068
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		270,046
SOH/AGL Deduction		211,019
ASSESSED VALUE		59,027
TOTAL EXEMPTION VALUE	HX HB	34,027
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		270,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081842	OTHER	650	12/23/2008
20012216	H/AC	3,000	10/10/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1830	5/26/2023	WD	Q	I	01	305,600
GRANTOR: REID MARILYN SUE &						
GRANTEE: GRODEN WENDI						
1576/0462	7/10/2008	QC	U	I	01	100
GRANTOR: MILLS ELIZABETH						
GRANTEE: MILLS ELIZABETH ANN						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2009] W12 BAS=[YR=1993] N18 W24 S18 FOP=[YR=2008] W8 S12 FST=[YR=1993] S8 E8 N8 W8 $ E8 N12 $ S20 E24 N20 $ S20 E12 N20 $.

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	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1957	1957	3	20	624	
2	0866	POOL FIBER	0	100	28	20	560.00	SF	72.00	72.00	100	1980	1980	3	20	8,064	
3	0845	KOOL DECK	0	100	0	0	544.00	SF	7.25	7.25	100	1980	1980	3	35	1,380	

LAND DESCRIPTION

TOTAL OB/XF 10,068

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	86.00	137.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 02/13/2017 BY DJ Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS