BLOCK 8 LOT 13
OAK LAWN PARK 6 PB 3/40

PLATT JACOB M
502 S 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150F-0008-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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
Quality	04	Quality Level 04

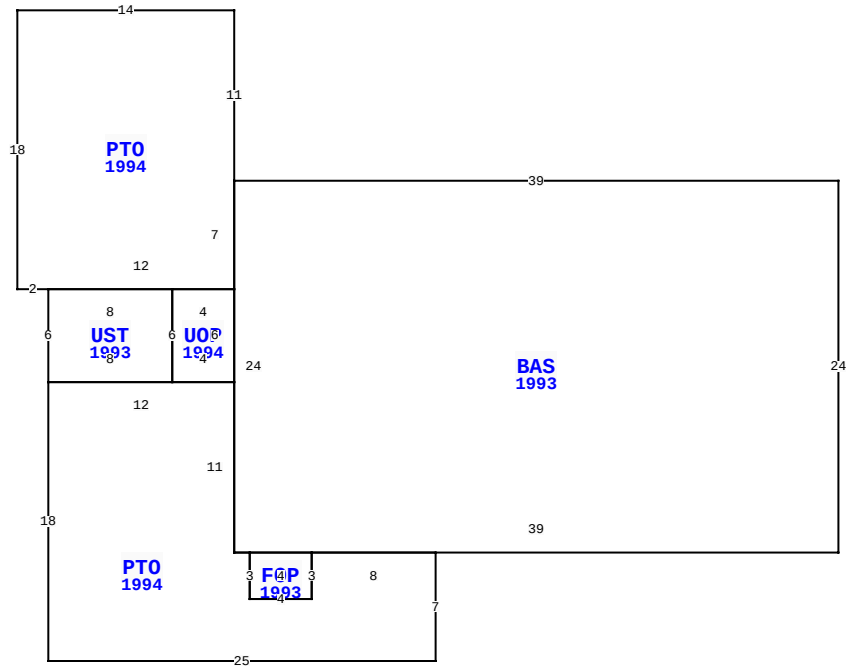
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	117,460
FOP	12	30	4	502
PTO	252	5	13	1,631
PTO	295	5	15	1,882
UOP	24	20	5	628
UST	48	45	22	2,761
TOTALS	1,567		995	124,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	995	151.9690	137.15	136,464	1957	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2017 Heated Area: 936 HX Base Yr 2017



502 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		124,865
TOTAL MARKET OB/XF VALUE		1,048
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		297,913
SOH/AGL Deduction		147,956
ASSESSED VALUE		149,957
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,957
TOTAL JUST VALUE		297,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1966	6/25/2021	QC	U	I	11	100
GRANTOR: PLATT JACOB M						
GRANTEE: PLATT JACOB M						
2056/1503	7/05/2016	WD	Q	I	01	159,000
GRANTOR: PMR LLC						
GRANTEE: PLATT JACOB M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39PTO=[YR=1994] N11W14S18E2 UST=[YR=1993] S6 PTO=[YR=1994] S18E25N7W8 FOP=[YR=1993] W4S3E4N3$ S3W4N3W1N11 UOP=[YR=1994] N6W4S6E4$ W12$ E8N6W8$ E12N7$ S24E39N24$.

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	483.00	SF	6.50	6.50	100	1957	1957	3	20	628	
2	0940	SHEDS/PORT	0	100	7	10	70.00	SF	30.00	30.00	100	1990	1990	3	20	420	

LAND DESCRIPTION

TOTAL OB/XF 1,048

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 03/30/2017 BY DJ Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS