BLOCK 8 LOT 15
IN OR 906/528
OAK LAWN PARK 6 PB 3/40

HALFACRE DIANA GALE &/BLACKWELDER AUDREY
504 S 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150F-0008-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
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		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

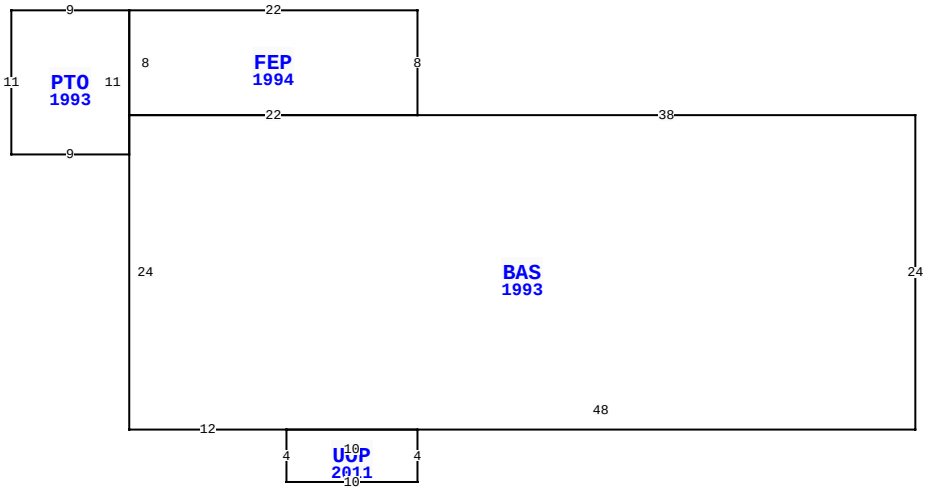
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	108,511
FEP	176	80	141	10,625
PTO	99	5	5	377
UOP	40	20	8	603
TOTALS	1,755		1,594	120,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,594	104.0400	93.90	149,677	1957	1990	0	0	0	19.75	80.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1440 HX Base Yr 2000



504 S 17TH ST, FERNANDINA BEACH

BLD DATE		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		120,116
TOTAL MARKET OB/XF VALUE		5,241
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		297,357
SOH/AGL Deduction		207,554
ASSESSED VALUE		89,803
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,803
TOTAL JUST VALUE		297,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121360	REROOF W/30YR SHN	4,000	07/12/2012
9114	REPAIRS	500	06/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0906/0528	11/02/1999	WD	U	I	06	30,000
GRANTOR: BLACKWELDER ALVIN K &						
GRANTEE: BLACKWELDER ALVIN &						
0113/0407	1/01/1971	TA	U	I		8,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FEP=[YR=1994] N8 W22 PTO=[YR=1993] W9 S11 E9 N11 $ S8E22$ W22S24 E12 UOP=[YR=2011] S4E10N4W10$ E48N24$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120	
3	1242	WD DECK A	0	100	0	0	244.00	SF	10.00	10.00	100	1993	1993	3	20	488	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1983	1983	3	20	322	
5	0810	CONCRETE A	0	100	47	10	470.00	SF	6.50	6.50	100	2010	2010	3	92	2,811	
6	0100	BAR-B-Q	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	500	

LAND DESCRIPTION

TOTAL OB/XF 5,241

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 05/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS