BLK S SOUTH 120 FT OF LOT 3
IN OR 2374/403
ATLANTIC HIGHLANDS SUB

O'DELL PHILLIP R & CAROL S
304 N 17TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000S-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

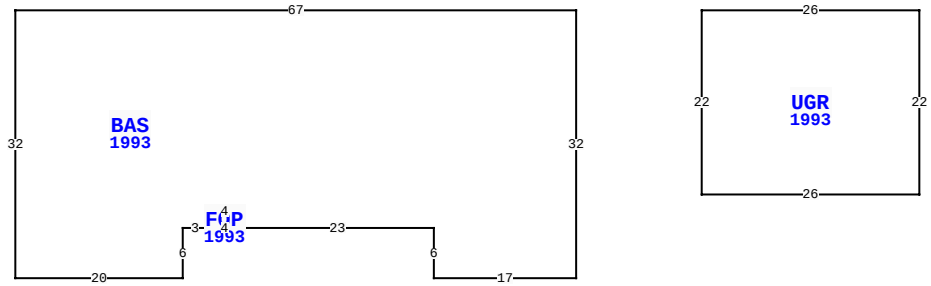
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD4 Adjustme	20	. 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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	1,956	300,453
FOP	8	30	2	307
UGR	572	45	257	39,477
TOTALS	2,536		2,215	340,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,215	141.3258	176.66	391,302	1974	2000	0	0	0	13.05	86.95

1 SNGL FAM – 100% - 2021 Heated Area: 1956 HX Base Yr 2021



304 N 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		340,237
TOTAL MARKET OB/XF VALUE		9,058
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		624,295
SOH/AGL Deduction		275,205
ASSESSED VALUE		349,090
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		299,090
TOTAL JUST VALUE		624,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19990781	XFOB	2,000	07/02/1999
19983268	XFOB	2,000	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/0403	6/30/2020	WD	Q	I	01	440,000
GRANTOR: PIZZO DAVID A & M RUT						
GRANTEE: O'DELL PHILLIP R &						
1797/0051	5/30/2012	WD	Q	I	02	270,000
GRANTOR: BIEBER JOHN & ROXANNE						
GRANTEE: PIZZO DAVID A & M R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S32 E20 N6 E3 FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E23 S6 E17 N32 $ PTR= E15 UGR=[YR=1993] E26 S22 W26 N22 $ W15 $.

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	0801	ASPHALT A	0	100	15	156	2,340.00	SF	3.00	3.00	100	1974	1974	3	50	3,510	
2	0810	CONCRETE A	0	100	0	0	756.00	SF	6.50	6.50	100	1974	1974	3	25	1,229	
3	1242	WD DECK A	0	100	14	6	84.00	SF	10.00	10.00	100	2006	2006	3	27	227	
4	0810	CONCRETE A	0	100	10	63	630.00	SF	6.50	6.50	100	1993	1993	3	66	2,703	
5	1241	WD DECK G	0	100	0	0	335.00	UT	13.23	13.23	100	2000	2000	3	28	1,241	
6	1243	WD DECK F	0	100	7	8	56.00	SF	8.00	8.00	100	2001	2001	3	20	90	
7	1243	WD DECK F	0	100	6	6	36.00	SF	8.00	8.00	100	2001	2001	3	20	58	

LAND DESCRIPTION

TOTAL OB/XF 9,058

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	120.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS