BLOCK 1 LOTS 10 & 12
IN OR 1934/6
OAK LAWN PARK #1 PB 2/52

BRODIE JOHN & LORI
129 S 17TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150A-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 30
Interior Floo	13	LVT/LAMNT 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

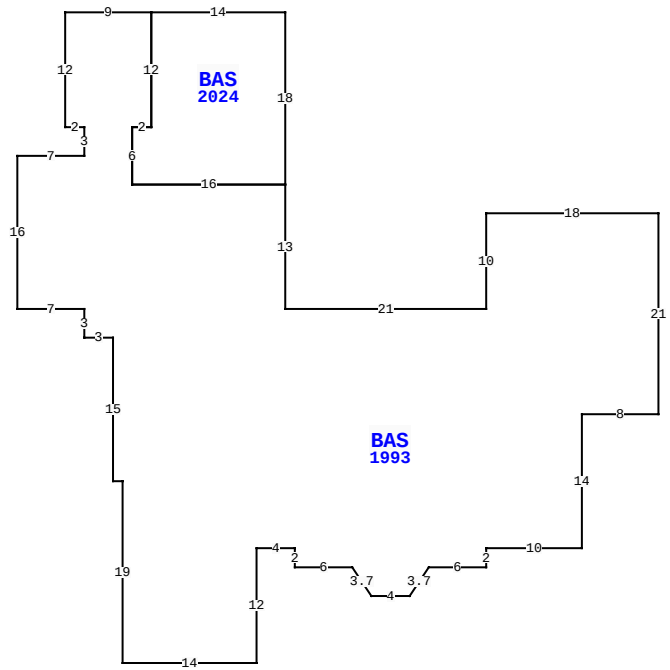
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	2,244	297,564
BAS	264	100	264	35,007
TOTALS	2,508		2,508	332,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,508	116.2560	145.32	364,463	1949	2005	0	0	0	8.75	91.25

1 SNGL FAM – 100% - 2015 Heated Area: 2508 HX Base Yr 2015



129 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		350,028
TOTAL MARKET OB/XF VALUE		48,101
TOTAL LAND VALUE - MARKET		361,760
TOTAL MARKET VALUE		759,889
SOH/AGL Deduction		443,861
ASSESSED VALUE		316,028
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,028
TOTAL JUST VALUE		759,889
NCON VALUE		54,914
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		636,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222090	ADDITION	39,011	04/04/2022
20152877	RENOFGR	0	12/11/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1934/0006	8/25/2014	WD	Q	I	01	247,000
GRANTOR: CAIN KENNETH E JR & E						
GRANTEE: BRODIE JOHN & LORI						
0817/1513	12/24/1997	WD	Q	I		127,000
GRANTOR: SMITH MICHAEL E						
GRANTEE: CAIN KENNETH E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 S10 W21 N13 W16 N6 E2 N12 W9 S12 E2 S3 W7 S16 E7 S3 E3 S15 E1 S19 E14 N12 E4 S2 E6 D3R2 E4 U3R2 E6 N2 E10 N14 E8 N21 $
BAS=[YR=2024;ORIG=-53,-21] E14 S18 W16 N6 E2 N12 $
.

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	0510	GARAGE WD-	0	100	0	0	534.00	SF	35.00	35.00	100	1980	1980	3	20	3,738	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1949	1949	3	20	1,400	
3	0810	CONCRETE A	0	100	3	53	159.00	SF	6.50	6.50	100	1949	1949	3	20	207	
4	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1980	1980	3	20	840	
5	0810	CONCRETE A	0	100	10	14	140.00	SF	6.50	6.50	100	1950	1950	3	20	182	
6	0835	QUARY TILE	0	100	21	13	273.00	SF	10.00	10.00	100	1965	1965	3	20	546	
7	0825	BRICK	0	100	0	0	32.00	SF	12.50	12.50	100	1965	1965	3	46.6	186	
8	0855	CONC PAVER	0	100	0	0	1,640.00	SF	10.00	10.00	100	2019	2019	3	98	16,072	
9	0855	CONC PAVER	1	100	0	0	2,493.00	SF	10.00	10.00	100	2024	2023		100	24,930	

LAND DESCRIPTION

TOTAL OB/XF 48,101

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	129.00	137.00	129.20	FF		1.00	1.00	1.00	2,800.00	2,800.00	361,760							

REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 361,760 Market: 0 Agricultural: 0 Common: 361,760 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

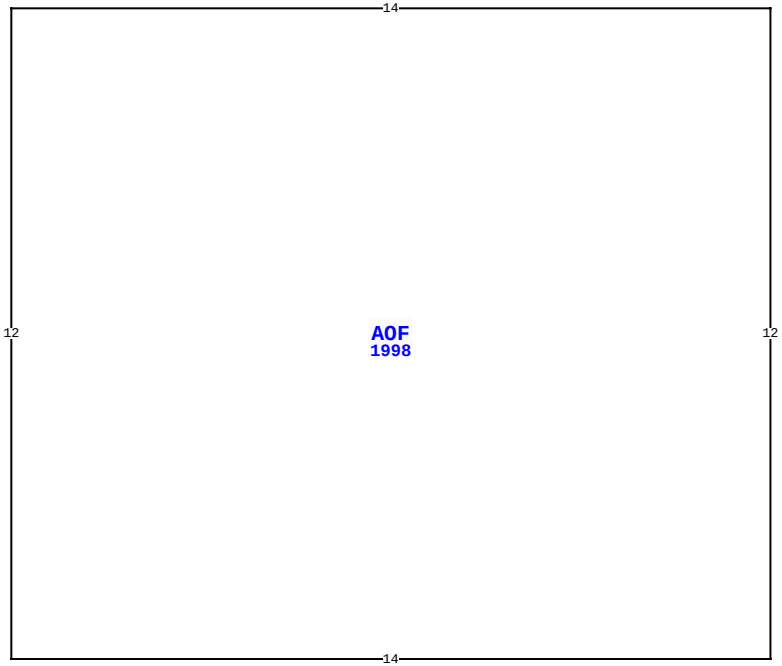
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	168	110	185	17,456
TOTALS	168		185	17,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	185	112.8600	107.22	19,836	1998	1998	0	0	0	12.00	88.00

2 SINGLE FAM – 100% - 2015 Heated Area: 168 HX Base Yr 2015



129 S 17TH ST, FERNANDINA BEACH

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GRANTEE: CAIN KENNETH E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1998] W14 S12 E14 N12 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 361,760 Market: 0 Agricultural: 0 Common: 361,760 PRINTED 08/06/2024 BY SYS