BLOCK 2 LOT 7
OAKLAWN PARK #1 PB 2/52

ESCKELSON ROGER L
116 S 17TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150A-0002-0070

BUILDING CHARACTERISTICS

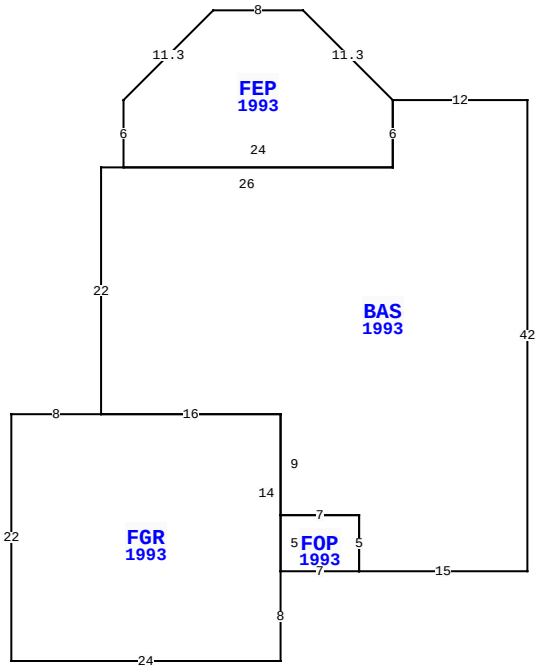
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	1,181	100	1,181	109,031
FEP	272	80	218	20,126
FGR	528	55	290	26,774
FOP	35	30	10	924
TOTALS	2,016		1,699	156,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,699	113.0000	107.35	182,388	1985	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1181 HX Base Yr 2020



116 S 17TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,854
TOTAL MARKET OB/XF VALUE		6,110
TOTAL LAND VALUE - MARKET		241,472
TOTAL MARKET VALUE		404,436
SOH/AGL Deduction		176,371
ASSESSED VALUE		228,065
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		128,065
TOTAL JUST VALUE		404,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121218	REPLACE FENCE	0	06/21/2012
20090733	RE-ROOF	4,644	06/10/2009
10485	REPAIR/RRF	700	05/14/1997
7492	ADDITION	6,200	01/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2322/0521	10/10/2019	WD	U	I	11	100
GRANTOR: BERTHA D BARRETT AMEN						
GRANTEE: ESCKELSON ROGER L						
2314/1634	10/10/2019	WD	U	I	11	100
GRANTOR: BARRETT BERTHA B LVG						
GRANTEE: ESCKELSON ROGER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1993] U8 L8 W8 D8 L8
S6E24N6$S6W26S22 FGR=[YR=1993] W8 S22 E24 N8 FOP=[YR=1993]
E7 N5 W7 S5$ N14 W16$ E16 S9 E7 S5E15 N42$.

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	0820	WOOD WALK	0	100	75	4	300.00	SF	11.75	11.75	100	1995	1995	3	40	1,410	
2	0810	CONCRETE A	0	100	0	0	660.00	SF	6.50	6.50	100	1985	1985	3	47	2,016	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
4	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1985	1985	3	47	174	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 6,110

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		R-1	77.00	137.00	77.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	241,472							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 241,472 Market: 0 Agricultural: 0 Common: 241,472 PRINTED 08/06/2024 BY SYS