BLOCK 3 LOT 14
IN OR 1373/3
OAK LAWN PARK #2 PB 3/25

KILLEN ALAN
PO BOX 1509
FERNANDINA BEACH, FL 32035-1509

2024

00-00-31-150B-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

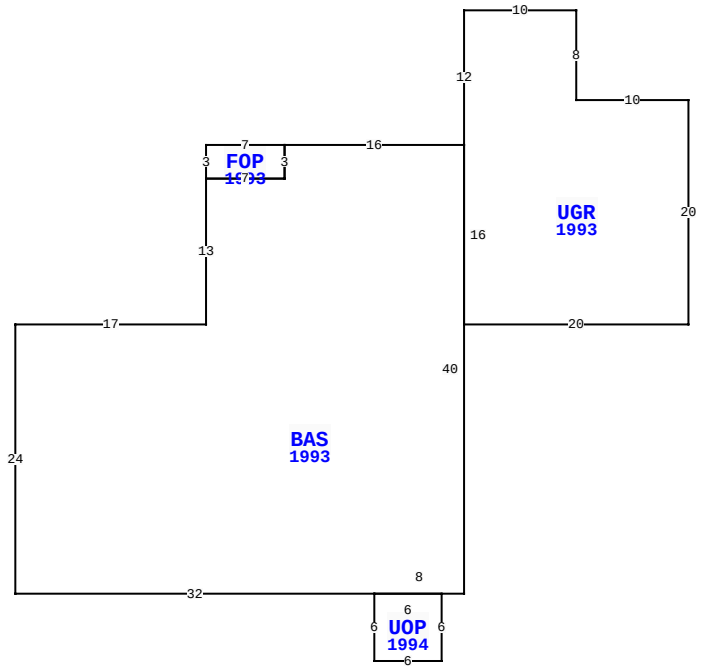
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,307	100	1,307	96,684
FOP	21	30	6	444
UGR	480	45	216	15,978
UOP	36	20	7	518
TOTALS	1,844		1,536	113,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,536	99.0420	94.09	144,522	1952	1990	0	0	0	21.38	78.62

1 SINGLE FAM – 0% - 0 Heated Area: 1307 HX Base Yr



302 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,623
TOTAL MARKET OB/XF VALUE	5,529
TOTAL LAND VALUE - MARKET	198,000
TOTAL MARKET VALUE	317,152
SOH/AGL Deduction	114,883
ASSESSED VALUE	202,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,269
TOTAL JUST VALUE	317,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
969767	REPAIR/RRF	1,000	04/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/0003	12/09/2005	CT	U	I	14	150,000
GRANTOR: CLERK OF COURT						
GRANTEE: KILLEN ALAN						
0955/1187	10/25/2000	WD	U	I	05	72,000
GRANTOR: SECRETARY DEPT OF HOU						
GRANTEE: MILLER LISA D						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W10 N8 W10S12 BAS=[YR=1993] W16 FOP=[YR=1993] W7S3E7N3$ S3W7S13 W17S24 E32 UOP=[YR=1994] S6E6N6W6$ E8N40$ S16E20N20$.

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	1242	WD DECK A	0	0	12	23	276.00	SF	10.00	10.00	100	1990	1990	3	20	552	
2	0810	CONCRETE A	0	0	0	0	1,287.00	SF	6.50	6.50	100	1990	1990	3	59.5	4,977	

LAND DESCRIPTION

TOTAL OB/XF 5,529

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	0	0006	R-1	90.00	137.00	90.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	198,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/06/2024 BY SYS