

BLOCK 4 LOT 9
IN OR 733/1796
OAK LAWN PARK #2 PB 3/25

THOMAS RICHARD C EST
209 S 17TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150B-0004-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	720	100	720	58,463
BAS	288	100	288	23,385
FEP	82	80	66	5,359
FOP	96	30	29	2,354
FOP	28	30	8	650
STR	12	10	1	81

TOTALS	1,226		1,112	90,293
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	1,107.00	SF	6.50	6.50	100	1996
2	0510	GARAGE WD-	0	0	22	14	SF	35.00	35.00	100	1960
3	0940	SHEDS/PORT	0	0	13	13	SF	30.00	30.00	100	1960
4	0350	CARPORT WD	0	0	13	9	SF	13.00	13.00	100	1960

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-1	83.00	137.00	83.00	FF	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,112	112.4660	106.84	118,806	1952	1990	0	0	24.00	76.00
1 SINGLE FAM - 0% - 0 Heated Area: 1008 HX Base Yr											

209 S 17TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0810	CONCRETE A	0	0	0	1,107.00	SF	6.50	6.50	100	1996	1996	3	72	5,181	
2	0510	GARAGE WD-	0	0	22	14	SF	35.00	35.00	100	1960	1960	3	20	2,156	
3	0940	SHEDS/PORT	0	0	13	13	SF	30.00	30.00	100	1960	1960	3	20	1,014	
4	0350	CARPORT WD	0	0	13	9	SF	13.00	13.00	100	1960	1960	3	20	304	

TOTAL OB/XF											
8,655											

Total Acres: 0.00	Total Land Value: 182,600	Market: 0	Agricultural: 0	Common: 182,600
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										90,293	
TOTAL MARKET OB/XF VALUE										8,655	
TOTAL LAND VALUE - MARKET										182,600	
TOTAL MARKET VALUE										281,548	
SOH/AGL Deduction										91,190	
ASSESSED VALUE										190,358	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										190,358	
TOTAL JUST VALUE										281,548	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										261,071	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19991202	REPAIR/RRF	500	09/03/1999
19991162	H/AC	0	08/30/1999
19991159	ELEC OTHER	0	08/27/1999
19991001	OTHER	0	08/10/1999
19990916	ADDITION	15,000	07/23/1999
B969665	XFOB	2,100	01/31/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0733/1796	7/13/1995	WD	Q	I		47,000	
GRANTOR: KERR EUGENE NEWELL							
GRANTEE: THOMAS RICHARD C							
0659/0814	5/26/1992	WD	Q	I		30,000	
GRANTOR: WARD ROY N							
GRANTEE: KERR EUGENE NEWELL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 FEP=[YR=2000] N4 W3 N3 W10 S7 E13 \$ W16 BAS=[YR=2000] N11 FOP=[YR=2000] E4 N7 W4 S7 \$ N7 W16 S18 E16 \$ W13 S24 E30 FOP=[YR=1993] E1 STR=[YR=1994] S3E4N3W4\$E7 N12 W8 S12 \$ N24 \$.											