BLOCK 7 LOT 16
OAK LAWN PARK #6 PB 3/40

TRACY AMY LYNN & KENNETH JOHN
505 SOUTH 17TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-150F-0007-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
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		3 100
Bathrooms		1 100
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

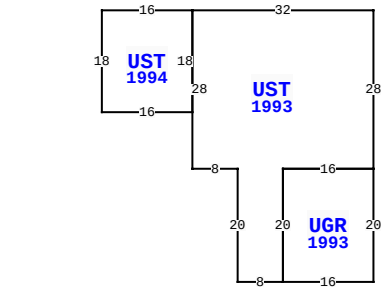
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

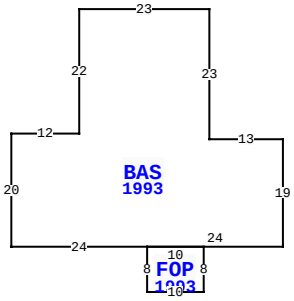
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,453	100	1,453	116,918
FOP	80	30	24	1,931
UGR	320	45	144	11,587
UST	1,056	45	475	38,222
UST	288	45	130	10,461
TOTALS	3,197		2,226	179,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,226	103.2920	98.13	218,437	1957	1987	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1453 HX Base Yr 2024





505 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 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		179,118
TOTAL MARKET OB/XF VALUE		5,146
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		373,464
SOH/AGL Deduction		0
ASSESSED VALUE		373,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,464
TOTAL JUST VALUE		373,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034141	OTHER	0	11/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/1493	3/17/2023	SW	Q	I	01	485,000
GRANTOR: 505 17TH ST SOUTHLAND						
GRANTEE: TRACY AMY LYNN & KE						
2345/0482	3/02/2020	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: 505 17TH ST SOUTHLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N23 W23 S22 W12 S20 E24 FOP=[YR=1993] S8 E10 N8 W10 $ E24 N19 $ PTR= N40E16 UGR=[YR=1993] N20 UST=[YR=1993] N28 W32 UST=[YR=1994] W16S18E16N18$ S28E8S20 E8N20E16$ W16S20E16$ W16S40$.

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	0810	CONCRETE A	0	100	0	0	1,200.00	SF	6.50	6.50	100	1992	1992	3	64	4,992	
2	1243	WD DECK F	0	100	20	12	240.00	SF	3.20	3.20	100	1992	1992	3	20	154	

LAND DESCRIPTION

TOTAL OB/XF 5,146

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	86.00	137.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS