BLOCK 8 LOT 3
IN OR 674 PG 955
OAK LAWN PARK 6 PB 3/40

NISSIMOFF-KOENIG TOM & SONIA
MARIA MONTESSORI STR 19
D-81829 MUNCHEN,

2024

00-00-31-150F-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
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

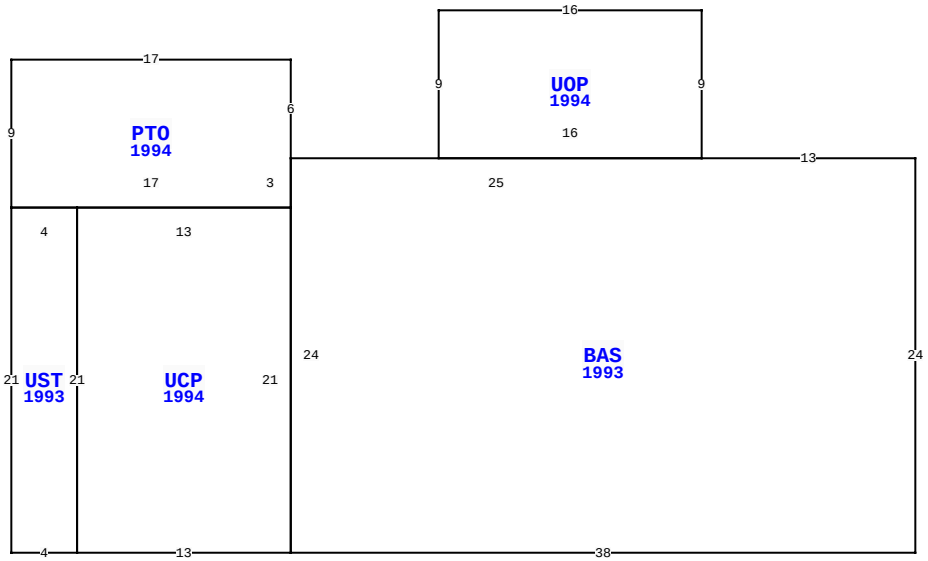
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	75,793
PTO	153	5	8	665
UCP	273	20	55	4,571
UOP	144	20	29	2,410
UST	84	45	38	3,158
TOTALS	1,566		1,042	86,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,042	108.0000	102.60	106,909	1957	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 912 HX Base Yr



402 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	86,596
TOTAL MARKET OB/XF VALUE	585
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	276,381
SOH/AGL Deduction	110,012
ASSESSED VALUE	166,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,369
TOTAL JUST VALUE	276,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101860	OTHER	4,000	10/27/2010
2004406	ELEC OTHER	0	11/22/2000
2299	CHNGE SRVC	600	12/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/0955	1/28/1993	WD	Q	I		48,000
GRANTOR: ESTES TIMOTHY & DE						
GRANTEE: NISSIMOFF-KOENIG T						
0523/1003	8/05/1987	WD	Q	I		32,500
GRANTOR: VON DANE MARLA B D						
GRANTEE: ESTES TIMOTHY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1994] N9 W16 S9 E16$ W25
PTO=[YR=1994] N6W17S9 UST=[YR=1993] S21E4 UCP=[YR=1994]
E13N21 W13S21$ N21W4$ E17N3$ S24E38 N24$.

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	0	50	9	450.00	SF	6.50	6.50	100	1957	1957	3	20	585	

LAND DESCRIPTION

TOTAL OB/XF 585

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	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