BLOCK 8 LOT 19
IN OR 607 PG 443
OAK LAWN PARK #6 PB 3/40

CARLESS THOMAS FRANK
508 S 17TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150F-0008-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
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		4 100
Bathrooms		2 100
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

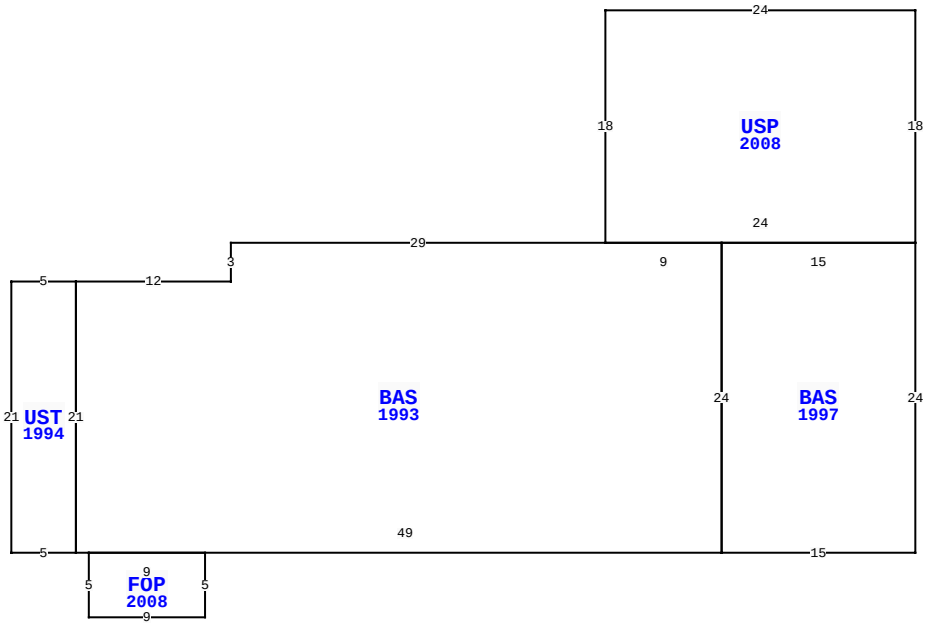
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100	1,164	101,962
BAS	360	100	360	31,534
FOP	45	30	14	1,227
USP	432	30	130	11,387
UST	105	45	47	4,117
TOTALS	2,106		1,715	150,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,715	104.1000	98.90	169,614	1957	2000	0	0	0	11.43	88.57

1 SINGLE FAM – 100% - 1990 Heated Area: 1524 HX Base Yr 1990



508 S 17TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,227
TOTAL MARKET OB/XF VALUE		3,130
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		342,557
SOH/AGL Deduction		242,174
ASSESSED VALUE		100,383
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,383
TOTAL JUST VALUE		342,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2071619	H/AC	0	08/29/2007
20070867	REMODEL	1,100	05/17/2007
20070729	XFOB	12,000	04/27/2007
20070121	OTHER	0	01/24/2007
20051198	REPAIR/RRF	4,000	02/09/2005
10061	ADDITION	5,000	09/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0607/0443	9/12/1990	QC	U	I	01	100
GRANTOR: CARLESS KAREN LYNN						
GRANTEE: CARLESS THOMAS FRAN						
0573/0355	6/26/1989	WD	Q	I		49,900
GRANTOR: HUFFMAN JACK & LEILA						
GRANTEE: CARLESS THOMAS & K						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] W24 S18 BAS=[YR=1993] W29 S3 W12 UST=[YR=1994] W5 S21 E5 N21$ S21 E1 FOP=[YR=2008] S5 E9 N5 W9$ E49 BAS=[YR=1997] E15 N24 W15 S24$ N24 W9$ E24 N18$.

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	57	8	456.00	SF	6.50	6.50	100	1960	1960	3	20	593	
2	0810	CONCRETE A	0	100	0	0	526.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,111	
3	0810	CONCRETE A	0	100	18	17	306.00	SF	6.50	6.50	100	1991	1991	3	62	1,233	
4	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1960	1960	3	20	130	
5	0810	CONCRETE A	0	100	3	10	30.00	SF	6.50	6.50	100	1980	1980	3	32.5	63	

LAND DESCRIPTION

TOTAL OB/XF 3,130

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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS