BLOCK 1 LOT 14
IN OR 1311/341
OAK LAWN PARK 1 PB 2/52

DULLY DAVID F W
95030 SPRING TIDE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0001-0140

BUILDING CHARACTERISTICS

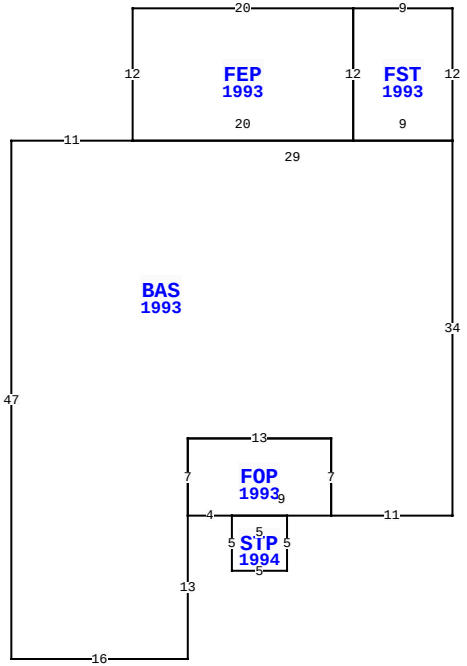
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100	1993	1,477	116,837
FEP	240	80	1993	192	15,188
FOP	91	30	1993	27	2,136
FST	108	55	1993	59	4,667
STP	25	10	1994	2	158
TOTALS	1,941			1,757	138,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	102.4000	102.40	179,917	1949	1990	0	0	0	22.75	77.25

1 SINGLE FAM – 0% - 0 Heated Area: 1477 HX Base Yr



131 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735	
2	0810	CONCRETE A	0	0	0	0	508.00	SF	6.50	6.50	100	1960	1960	3	20	660	
3	0801	ASPHALT A	0	0	10	11	110.00	SF	3.00	3.00	100	1980	1980	3	50	165	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,986
TOTAL MARKET OB/XF VALUE	1,560
TOTAL LAND VALUE - MARKET	181,440
TOTAL MARKET VALUE	321,986
SOH/AGL Deduction	56,603
ASSESSED VALUE	265,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,383
TOTAL JUST VALUE	321,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042308	REPAIR/RRF	3,000	12/09/2004
20012034	XFOB	0	09/12/2001
20011626	OTHER	0	07/18/2001
5837	REPAIR/RRF	1,020	03/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0341	4/21/2005	QC	Q	I	01	100
GRANTOR: DULLY SERRINE D						
GRANTEE: DULLY DAVID F						
1148/0040	6/24/2003	WD	Q	I		168,000
GRANTOR: VANTOMME JOHN J JR &						
GRANTEE: DULLY DAVID F W & S						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 FEP=[YR=1993] W20 S12 BAS=[YR=1993] W11 S47 E16 N13 FOP=[YR=1993] E4STP=[YR=1994] S5E5N5W5$ E9 N7 W13 S7 $ N7 E13S7 E11 N34 W29 $ E20 N12 $ S12E9 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	RES	0	0006	R-1	65.00	137.00	64.80	FF		1.00	1.00	1.00	2,800.00	2,800.00	181,440							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 181,440 Market: 0 Agricultural: 0 Common: 181,440 PRINTED 07/30/2025 BY SYS