BLOCK 3 LOT 12
IN OR 1761/1268
OAK LAWN PARK #2 PB3 PG 25

INDIVERO PETER C
387 LEMON STREET
CANTON, GA 30114

2025

00-00-31-150B-0003-0120

BUILDING CHARACTERISTICS

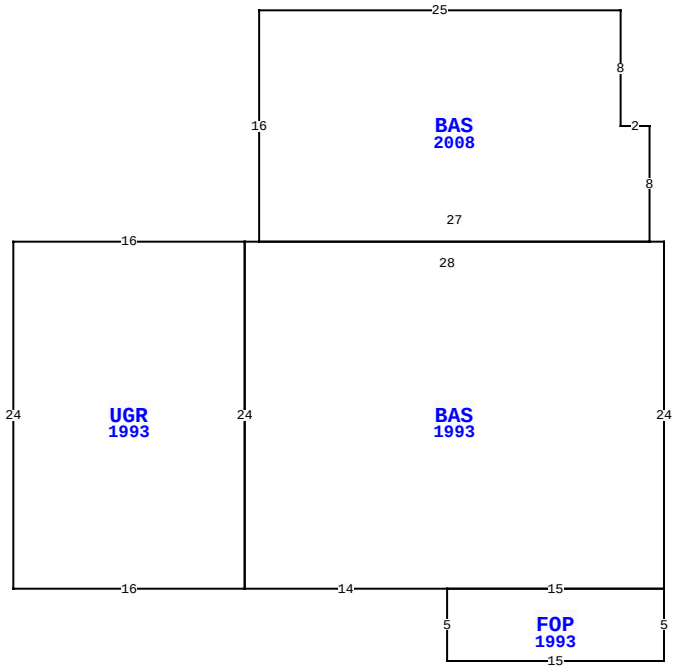
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	1993	696	64,280
BAS	416	100	2008	416	38,421
FOP	75	30	1993	22	2,032
UGR	384	45	1993	173	15,978
TOTALS	1,571			1,307	120,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,307	113.6720	113.67	148,567	1952	1985	0	0	0	18.75	81.25

1 SINGLE FAM – 0% - 0 Heated Area: 1112 HX Base Yr



300 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	120,711
TOTAL MARKET OB/XF VALUE	849
TOTAL LAND VALUE - MARKET	198,000
TOTAL MARKET VALUE	319,560
SOH/AGL Deduction	97,546
ASSESSED VALUE	222,014
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,014
TOTAL JUST VALUE	319,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052488	REMODEL	3,000	08/19/2005
20021353	XFOB	0	08/07/2002
20032569	OTHER	1,000	02/24/2002
10342	REPAIR/RRF	2,400	02/28/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1761/1268	10/07/2011	WD	Q	I	02	77,500
GRANTOR: SHOOK TERESA A						
GRANTEE: INDIVERO PETER C						
1314/1701	5/04/2005	WD	Q	I		169,900
GRANTOR: MCCOMAS CHIRSTOPHER S						
GRANTEE: SHOOK TERESA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2008] N8 W2 N8 W25 S16 E27 $ W28
UGR=[YR=1993] W16 S24 E16 N24 $ S24 E14 FOP=[YR=1993] S5 E15 N5 W15 $ E15 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	1242	WD DECK A	0	0	0	0	386.00	SF	10.00	10.00	100	2005	2005	3	22	849	

LAND DESCRIPTION

TOTAL OB/XF 849

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	90.00	137.00	90.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	198,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS