

BLOCK 4 LOT 9
IN OR 733/1796
OAK LAWN PARK #2 PB 3/25

THOMAS RICHARD C EST
209 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0004-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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		

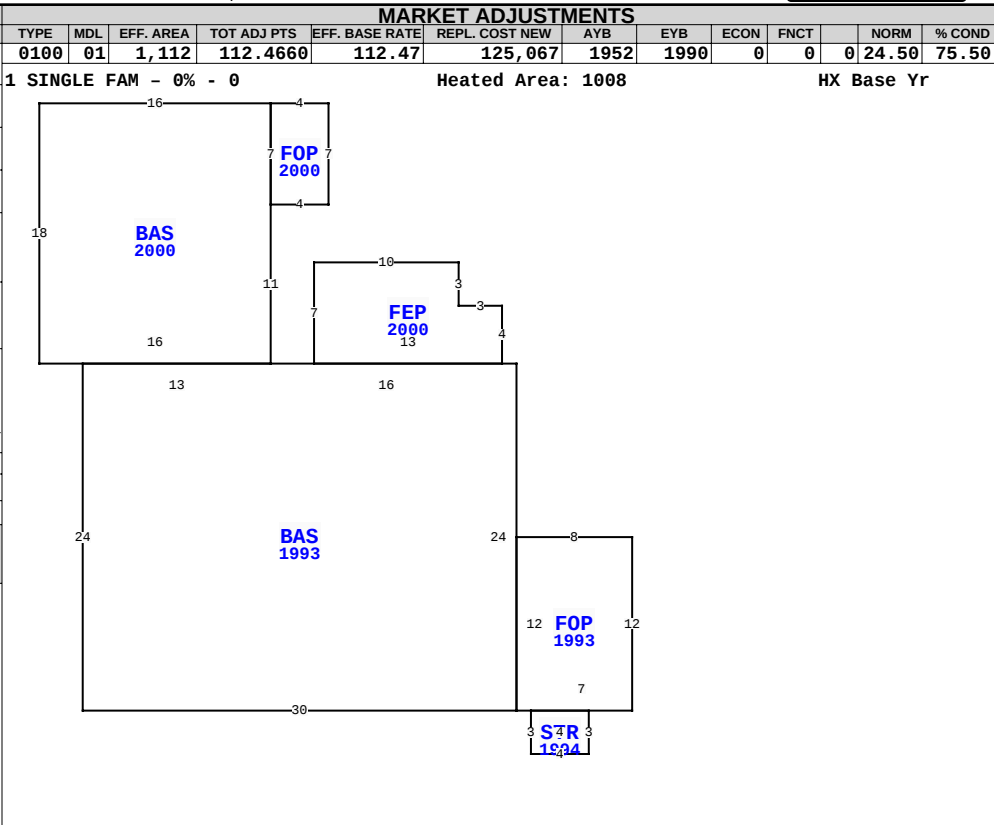
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	61,138
BAS	288	100	2000	288	24,455
FEP	82	80	2000	66	5,604
FOP	96	30	1993	29	2,463
FOP	28	30	2000	8	680
STR	12	10	1994	1	85

TOTALS	1,226			1,112	94,426
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	1,107.00	SF	6.50	6.50
2	0510	GARAGE WD-	0	0	22	14	SF	35.00	35.00
3	0940	SHEDS/PORT	0	0	13	13	SF	30.00	30.00
4	0350	CARPORT WD	0	0	13	9	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	83.00	137.00	83.00

REVIEW DATE 05/12/2019 BY KBA



209 S 17TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	1,107.00	SF	6.50	6.50	100	1996	1996	3	70	5,037	
2	0510	GARAGE WD-	0	0	22	14	SF	35.00	35.00	100	1960	1960	3	20	2,156	
3	0940	SHEDS/PORT	0	0	13	13	SF	30.00	30.00	100	1960	1960	3	20	1,014	
4	0350	CARPORT WD	0	0	13	9	SF	13.00	13.00	100	1960	1960	3	20	304	

TOTAL OB/XF										8,511						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0	0006	R-1	83.00	137.00	83.00	FF		1.00	1.00	1.00	2,200.00	2,200.00

Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		94,426	
TOTAL MARKET OB/XF VALUE		8,511	
TOTAL LAND VALUE - MARKET		182,600	
TOTAL MARKET VALUE		285,537	
SOH/AGL Deduction		76,143	
ASSESSED VALUE		209,394	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		209,394	
TOTAL JUST VALUE		285,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19991202	REPAIR/RRF	500	09/03/1999
19991162	H/AC	0	08/30/1999
19991159	ELEC OTHER	0	08/27/1999
19991001	OTHER	0	08/10/1999
19990916	ADDITION	15,000	07/23/1999
B969665	XFOB	2,100	01/31/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0733/1796	7/13/1995	WD	Q	I		47,000			
GRANTOR: KERR EUGENE NEWELL									
GRANTEE: THOMAS RICHARD C									
0659/0814	5/26/1992	WD	Q	I		30,000			
GRANTOR: WARD ROY N									
GRANTEE: KERR EUGENE NEWELL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 FEP=[YR=2000] N4 W3 N3 W10 S7 E13 \$ W16									
BAS=[YR=2000] N11 FOP=[YR=2000] E4 N7 W4 S7 \$ N7 W16 S18									
E16 \$ W13 S24 E30 FOP=[YR=1993] E1 STR=[YR=1994] S3E4N3W4\$E7									
N12 W8 S12 \$ N24 \$.									