BLOCK 4 LOT 13
IN OR 908/276
OAK LAWN PARK #2 PB3 PG 25

WEAVER LOUIS M JR
303 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0004-0130

BUILDING CHARACTERISTICS

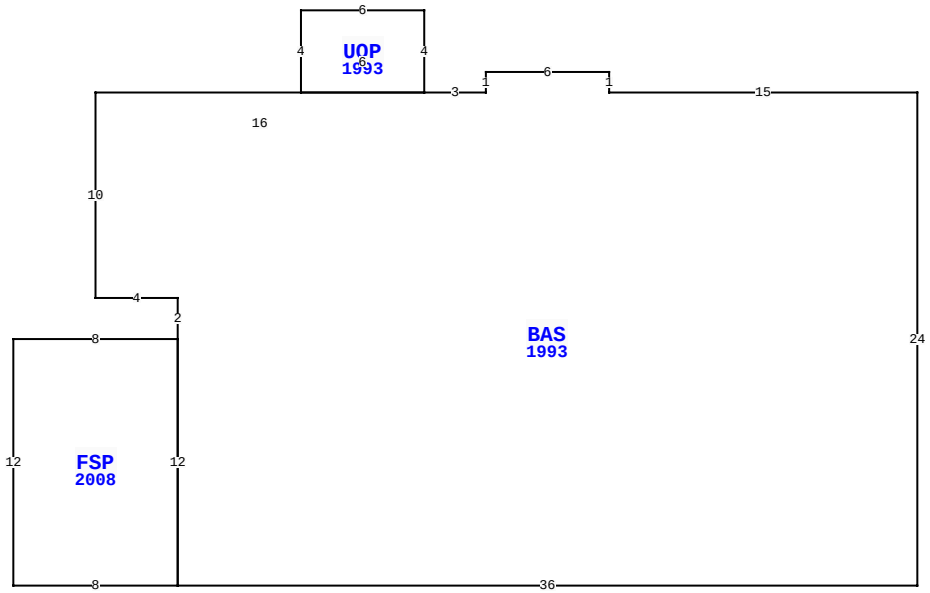
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	1993	910	77,673
FSP	96	40	2008	38	3,243
UOP	24	20	1993	5	426
TOTALS	1,030			953	81,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	953	109.0800	109.08	103,953	1952	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2000 Heated Area: 910 HX Base Yr 2000



303 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		81,343
TOTAL MARKET OB/XF VALUE		7,334
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		286,677
SOH/AGL Deduction		212,325
ASSESSED VALUE		74,352
TOTAL EXEMPTION VALUE	HX HB	49,352
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		286,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060055	ADDITION	2,000	01/11/2006
20052221	REMODEL	2,000	07/14/2005
20051192	REMODEL	2,000	02/07/2005
20034014	XFOB	0	10/17/2003
972352	REPAIR/RRF	2,000	12/05/1997
5140	XFOB	1,300	12/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0908/0276	11/16/1999	WD	Q	I		92,500
GRANTOR: BOWLING CHARLOTTE D D						
GRANTEE: WEAVER LOUIS M JR						
0814/0865	11/21/1997	WD	Q	I		60,000
GRANTOR: JANOWSKI BRENDA J MCK						
GRANTEE: DRESSER CHARLOTTE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15N1W6S1W3 UOP=[YR=1993] N4 W6 S4 E6$ W16 S10 E4 S2 FSP=[YR=2008] W8 S12 E8 N12$ S12 E36 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	0511	GARAGE CB-	0	100	22	16	352.00	SF	40.00	40.00	100	1953	1953	3	20	2,816	
2	1242	WD DECK A	0	100	16	28	448.00	SF	10.00	10.00	100	2006	2006	3	24	1,075	
3	0810	CONCRETE A	0	100	0	8	646.00	SF	6.50	6.50	100	2003	2003	3	82	3,443	

LAND DESCRIPTION

TOTAL OB/XF 7,334

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	100	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