BLOCK 4 LOT 15
IN OR 421 PG 815
OAKLAWN PARK 2 PB 3/25

SEARCY BLAINE
713 SEAGULL CIRCLE
DESTIN, FL 32541-1943

2025

00-00-31-150B-0004-0150

BUILDING CHARACTERISTICS

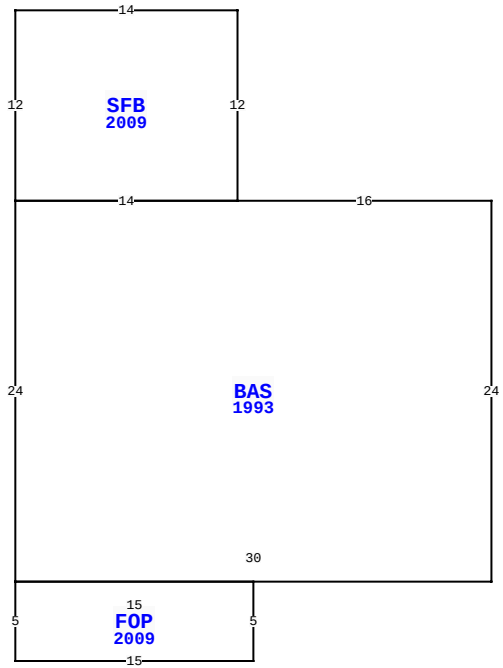
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	720	100	1993	720	61,280
FOP	75	30	2009	22	1,872
SFB	168	80	2009	134	11,405
TOTALS	963			876	74,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	876	113.1840	113.18	99,146	1952	1990	0	0	0	24.80	75.20

1 SINGLE FAM – 0% - 0 Heated Area: 854 HX Base Yr



305 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	74,558
TOTAL MARKET OB/XF VALUE	4,483
TOTAL LAND VALUE - MARKET	198,000
TOTAL MARKET VALUE	277,041
SOH/AGL Deduction	102,848
ASSESSED VALUE	174,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,193
TOTAL JUST VALUE	277,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5226	REPAIR/RRF	1,959	02/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0421/0815	5/01/1984	WD	Q	I		36,500
GRANTOR:						
GRANTEE:						
0395/0220	8/01/1983	WD	Q	I		28,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 SFB=[YR=2009] N12 W14 S12 E14$ W14 S24
FOP=[YR=2009] S5 E15 N5 W15$ E30 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	0810	CONCRETE A	0	0	0	0	835.00	SF	6.50	6.50	100	1952	1952	3	20	1,086	
2	0810	CONCRETE A	0	0	0	0	350.00	SF	6.50	6.50	100	1984	1984	3	41	933	
3	0510	GARAGE WD-	0	0	22	16	352.00	SF	35.00	35.00	100	1952	1952	3	20	2,464	

LAND DESCRIPTION

TOTAL OB/XF 4,483

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