BLOCK 5 LOT 17
OAK LAWN PARK 3 PB 3/28

PHILLIPS STEVEN L & TAMMY
621 CLUBHOUSE TERRACE
PENSACOLA, FL 32507

2025

00-00-31-150C-0005-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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

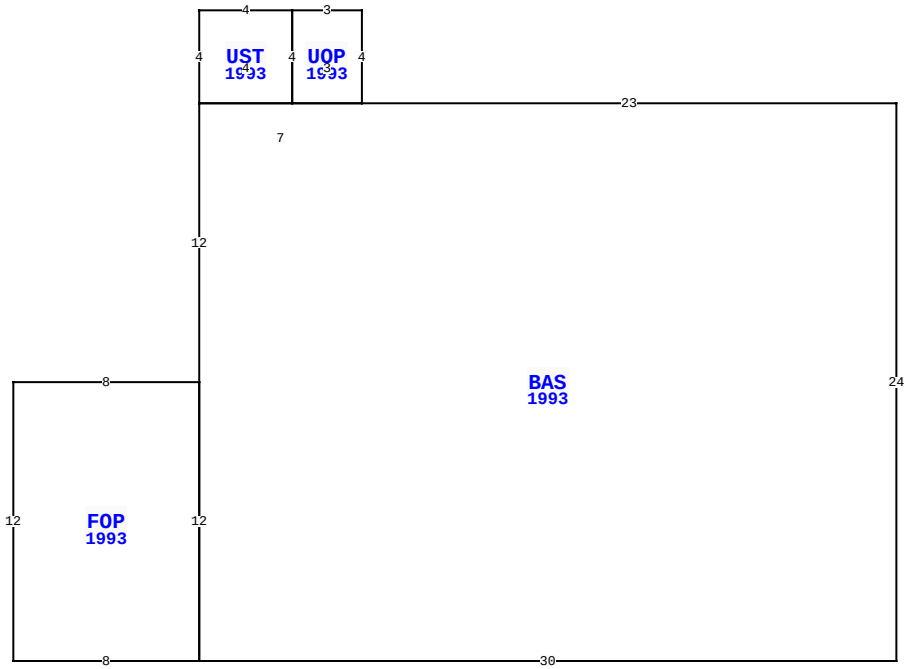
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	67,228
FOP	96	30	1993	29	2,708
UOP	12	20	1993	2	186
UST	16	45	1993	7	654
TOTALS	844			758	70,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	758	128.7000	128.70	97,555	1952	1985	0	0	0	27.45	72.55

1 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr



307 S 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 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	0810	CONCRETE A	0	0	0	0	242.00	SF	6.50	6.50	100	1952	1952	3	20	315	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	70,776
TOTAL MARKET OB/XF VALUE	315
TOTAL LAND VALUE - MARKET	191,400
TOTAL MARKET VALUE	262,491
SOH/AGL Deduction	94,012
ASSESSED VALUE	168,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,479
TOTAL JUST VALUE	262,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101191	H/AC	3,500	07/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1488	7/02/2025	WD	Q	I	01	269,000
GRANTOR: SHELTON IAN JACQUES						
GRANTEE: PHILLIPS STEVEN L &						
2477/1717	7/08/2021	LE	U	I	11	100
GRANTOR: SHELTON IAN JACQUES						
GRANTEE: SHELTON IAN J L/E E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1993] N4 W3 UST=[YR=1993] W4 S4 E4 N4 $ S4 E3 $ W7 S12 FOP=[YR=1993] W8 S12 E8 N12 $ S12 E30 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 315

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	87.00	153.00	87.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	191,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 07/30/2025 BY SYS