BLOCK 6 LOT 2
OAK LAWN PARK #6 PB 3/40

THOMAS AARON W & LARA BROCK/BROCK LARA
87377 RADDIN RD
YULEE, FL 32097

2025

00-00-31-150F-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

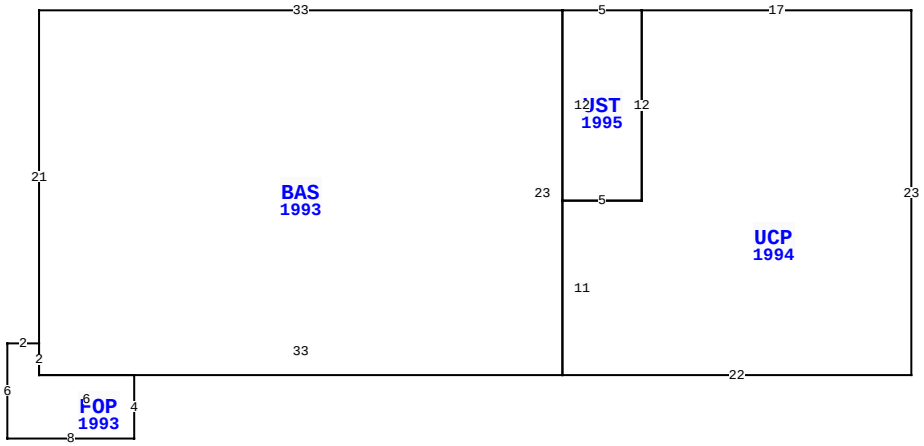
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	759	100	1993	759	75,064
FOP	36	30	1993	11	1,088
UCP	446	20	1994	89	8,802
UST	60	45	1995	27	2,670
TOTALS	1,301			886	87,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	886	115.6680	115.67	102,484	1953	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 0 Heated Area: 759 HX Base Yr



1534 DATE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,624
TOTAL MARKET OB/XF VALUE	111
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	276,935
SOH/AGL Deduction	5,223
ASSESSED VALUE	271,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,712
TOTAL JUST VALUE	276,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071982	REPAIR/RRF	3,200	10/19/2007
8063	REMODEL	2,000	12/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/1551	11/15/2021	WD	Q	I	01	260,000
GRANTOR: DEWOLF CHARLES A & SU						
GRANTEE: THOMAS AARON W & LA						
1868/0139	6/28/2013	TD	U	I	11	100
GRANTOR: STAFFORD FRANK EDWARD						
GRANTEE: DEWOLF CHARLES A &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1994] W17 UST=[YR=1995] W5 BAS=[YR=1993] W33 S21 FOP=[YR=1993] W2 S6 E8 N4 W6 N2 $ S2 E33 N23 $ S12 E5N12$ S12W5S11E22N23$.

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	0801	ASPHALT A	0	0	28	6	168.00	SF	1.32	1.32	100	1980	1980	3	50	111	

LAND DESCRIPTION

TOTAL OB/XF 111

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	86.00	153.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS