



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		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,913	100	1993	1,913	144,880
FOP	120	30	1994	36	2,727
PTO	216	5	1994	11	833
PTO	300	5	1994	15	1,136
UGR	325	45	1993	146	11,057
TOTALS	2,874			2,121	160,633

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	312.00	SF	6.50	6.50	100	1957	1957	3	20	406	
2	0810	CONCRETE A	0	0	0	0	88.00	SF	6.50	6.50	100	2002	2002	3	80	458	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
4	0940	SHEDS/PORT	0	0	8	16	128.00	SF	30.00	30.00	100	1980	1980	3	20	768	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,121	94.0800	94.08	199,544	1957	1985	0	0	0	19.50	80.50
1 SINGLE FAM - 0% - 2025 Heated Area: 1913 HX Base Yr												

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

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TOTAL OB/XF												
2,352												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0	0006	R-1	86.00	137.00	86.00	FF		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		160,633	
TOTAL MARKET OB/XF VALUE		2,352	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		352,185	
SOH/AGL Deduction		0	
ASSESSED VALUE		352,185	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		352,185	
TOTAL JUST VALUE		352,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,119	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101686	REPAIR/RRF	1,196	09/27/2010
20100310	H/AC	4,500	02/18/2010
7117	CARPORT	1,067	06/22/1992
5647	REPAIR/RRF	850	10/23/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2728/636	7/25/2024	FJ	U	I	11	0	
GRANTOR: LIPINSKI DOLORES J ES							
GRANTEE: FREEMAN LAURIE L L/							
2728/630	7/25/2024	FJ	U	I	11	100	
GRANTOR: LIPINSKI DOLORES J ES							
GRANTEE: LIPINSKI MARK B							

BUILDING NOTES												

BUILDING DIMENSIONS												
PTO=[YR=1994] W18 FOP=[YR=1994] W10 PTO=[YR=1994] W25S12 BAS=[YR=1993] S38E25 S8E15 UGR=[YR=1993] E13N25W13S25\$ N25E13N21W53\$ E25N12\$ S12E10 N12\$ S12E18N12\$.												