BLOCK 7 LOT 20
IN OR 93 PG 233
OAK LAWN PARK 6 PB 3/40

SUTTON SHERRY L
509 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0007-0200

BUILDING CHARACTERISTICS

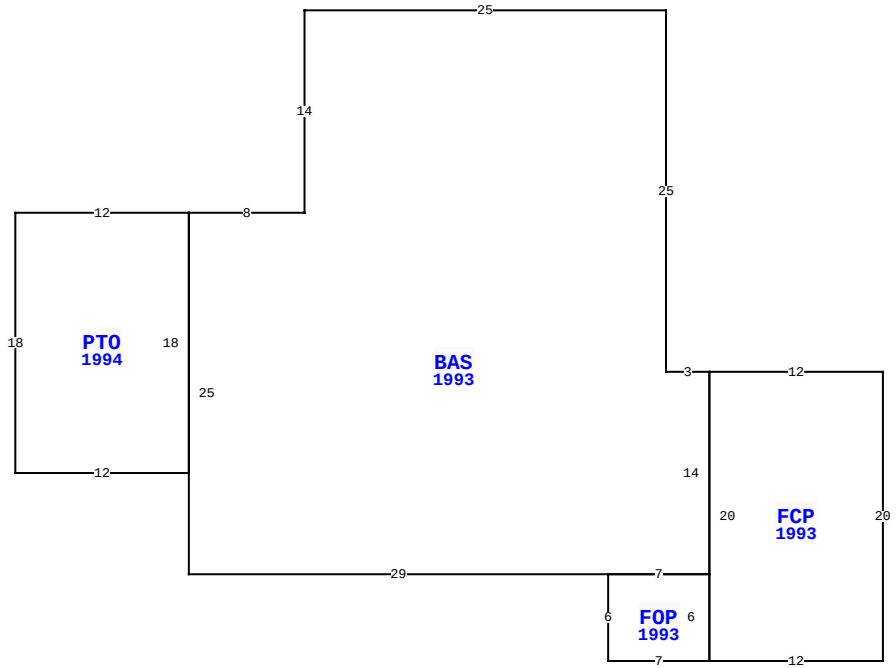
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	04	BUILT-UP 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,217	100	1993	1,217	104,969
FCP	240	25	1993	60	5,175
FOP	42	30	1993	13	1,121
PTO	216	5	1994	11	949
TOTALS	1,715			1,301	112,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,301	100.8800	100.88	131,245	1957	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 1975 Heated Area: 1217 HX Base Yr 1975



509 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		112,214
TOTAL MARKET OB/XF VALUE		1,486
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		302,900
SOH/AGL Deduction		234,654
ASSESSED VALUE		68,246
TOTAL EXEMPTION VALUE	HX HB WX	48,246
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		302,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112237	XFOB	0	12/19/2011
20110211	REPAIR/RRF	1,400	02/14/2011
20070122	OTHER	0	01/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0093/0233		TA	U	I		13,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W12 BAS=[YR=1993] W3 N25W25 S14 W8 PTO=[YR=1994] W12S18 E12N18$ S25E29 FOP=[YR=1993] S6E7N6 W7 $ E7 N14$ S20E12N20$.

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	100	0	0	700.00	SF	6.50	6.50	100	1957	1957	3	20	910	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 1,486

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	86.00	137.00	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