BLOCK 8 LOT 17
OAK LAWN PARK #6 PB3/40

VALENTINE TERESA P
506 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0008-0170

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 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	10	TERRAZZO 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

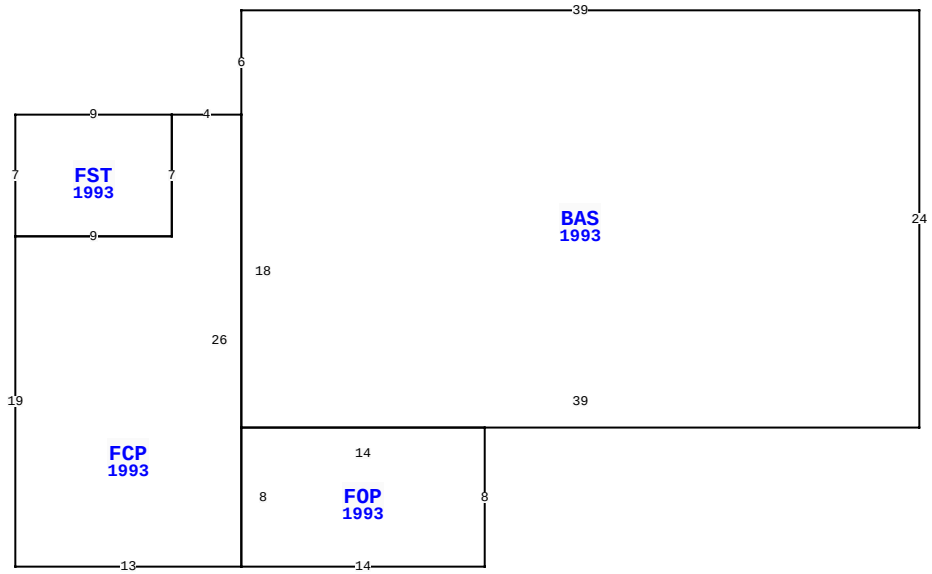
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	85,644
FCP	275	25	1993	69	6,314
FOP	112	30	1993	34	3,111
FST	63	55	1993	35	3,202
TOTALS	1,386			1,074	98,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,074	110.2400	110.24	118,398	1957	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 50% - 2015 Heated Area: 936 HX Base Yr 2015



506 S 17TH ST, FERNANDINA BEACH

BLD DATE	12/09/2013 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,270
TOTAL MARKET OB/XF VALUE		4,935
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		292,405
SOH/AGL Deduction		133,459
ASSESSED VALUE		158,946
TOTAL EXEMPTION VALUE	HA HAB	29,834
BASE TAXABLE VALUE		129,112
TOTAL JUST VALUE		292,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132179	REPLGAR	2,500	09/19/2013
2753	REPAIR/RRF	1,900	04/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2775/314	3/17/2025	QC	U	I	11	100
GRANTOR: PITTS TROY L						
GRANTEE: VALENTINE TERESA P						
1957/0634	1/09/2015	MS	U	I	19	100
GRANTOR: PITTS ELNITA TOWNSEND						
GRANTEE: PITTS TROY L & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S6 FCP=[YR=1993] W4 FST=[YR=1993] W9 S7 E9N7$ S7 W9 S19 E13 FOP=[YR=1993] E14N8W14S8$ N26$ S18 E39 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	0855	CONC PAVER	0	50	0	0	750.00	SF	7.00	7.00	100	2014	2014	3	94	4,935	

LAND DESCRIPTION

TOTAL OB/XF 4,935

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	50	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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS