BLOCK 9 LOT 17
THE PARK PB 4/28

WOLCOTT EDWARD O & WILLA J L/E/
4624 NW 17TH PLACE
GAINESVILLE, FL 32601

2025

00-00-31-1630-0009-0170

BUILDING CHARACTERISTICS

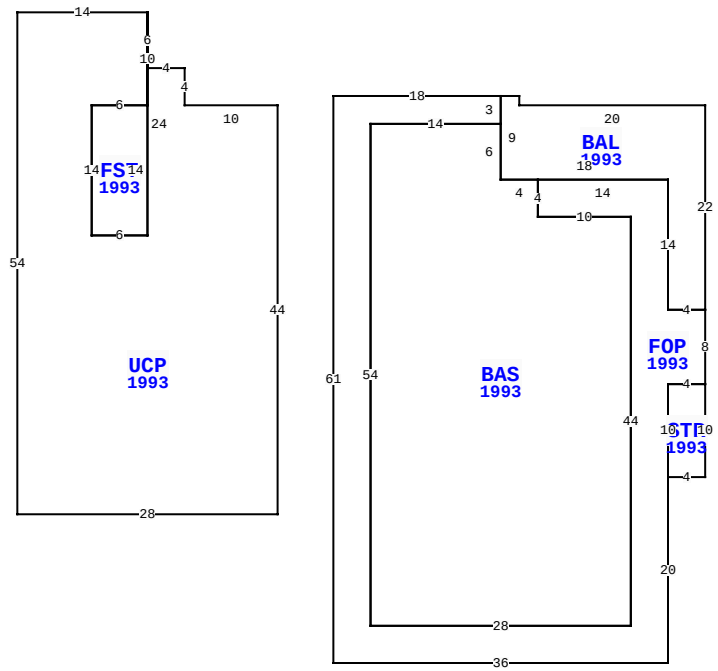
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	234	15	1993	35	4,071
BAS	1,388	100	1993	1,388	161,459
FOP	678	30	1993	203	23,614
FST	84	55	1993	46	5,351
STR	40	10	1993	4	465
UCP	1,304	20	1993	261	30,361
TOTALS	3,728			1,937	225,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,937	106.8200	141.00	273,117	1983	1983	0	0	0	17.50	82.50

1 SNGL FAM – 0% - 0 Heated Area: 1388 HX Base Yr



BLD DATE	03/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1626 LISA AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	225,322
TOTAL MARKET OB/XF VALUE	1,112
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	626,434
SOH/AGL Deduction	224,450
ASSESSED VALUE	401,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,984
TOTAL JUST VALUE	626,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	615,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061826	ELEC OTHER	2,200	08/01/2006
20040976	XFOB	10,000	05/27/2004
B969857	REPAIR/RRF	6,652	06/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1800	6/30/2020	WD	U	I	11	100
GRANTOR: WOLCOTT EDWARD O & WI						
GRANTEE: WOLCOTT KEDRON R &						
0389/0552	6/01/1983	WD	Q	I		74,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1993] W20 N1 W2 FOP=[YR=1993] W18 S61 E36 N20 STR=[YR=1993] E4N10W4S10 $ N10 E4 N8 W4 N14 W14 BAS=[YR=1993] W4 N6 W14 S54 E28 N44 W10 N4$ S4 E10 S44 W28 N54 E14 N3$ S9 E18 S14 E4 N22$ PTR= W60 FST=[YR=1993] W6 S14 E6 N14$ UCP=[YR=1993] N10 W14 S54 E28 N44 W10 N4 W4 N6 S24 W6 N14 E6$ E60$.

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	450.00	SF	6.50	6.50	100	1983	1983	3	38	1,112	

LAND DESCRIPTION

TOTAL OB/XF 1,112

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 10/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS