BLOCK 8 LOT 5
IN OR 1984/1602 & OR 1984/1604
OAK LAWN PARK #6 PB3/40

PATTERSON EDWARD G JR
404 S 17TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-150F-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

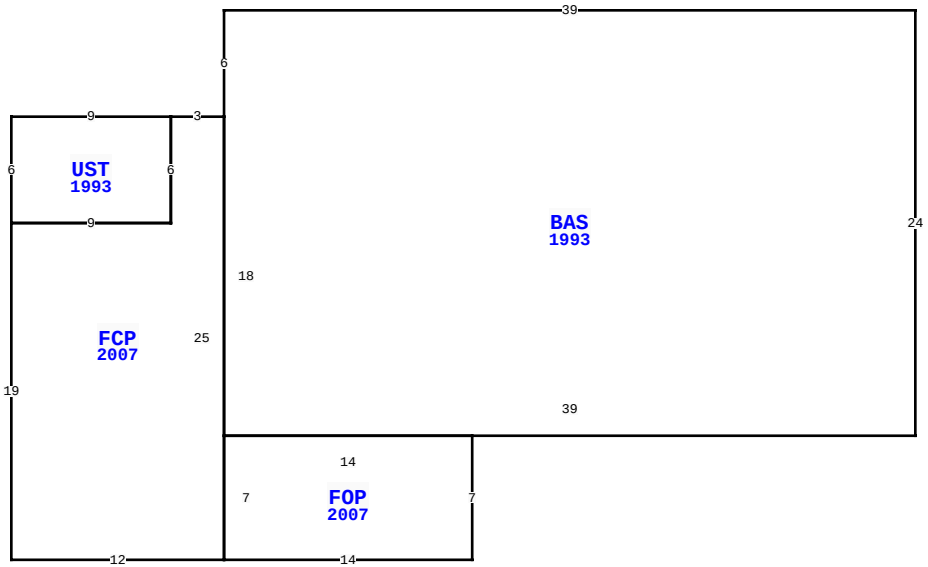
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	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	76,677
FCP	246	25	2007	62	5,079
FOP	98	30	2007	29	2,376
UST	54	45	1993	24	1,966
TOTALS	1,334			1,051	86,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,051	97.5200	102.40	107,622	1957	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2015 Heated Area: 936 HX Base Yr 2015



404 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		86,098
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		210,700
TOTAL MARKET VALUE		296,798
SOH/AGL Deduction		196,040
ASSESSED VALUE		100,758
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,347
TOTAL JUST VALUE		296,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10602	REPAIR/RRF	1,000	07/15/1997
5034	REPAIR/RRF	1,000	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/1604	6/09/2015	FJ	U	I	11	0
GRANTOR: PATTERSON FRONITA EST						
GRANTEE: PATTERSON EDWARD G						
1984/1602	6/09/2015	FJ	U	I	11	0
GRANTOR: PATTERSON FRONITA EST						
GRANTEE: PATTERSON EDWARD G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S6 FCP=[YR=2007] W3 UST=[YR=1993] W9 S6 E9N6$ S6 W9 S19 E12 FOP=[YR=2007] E14 N7 W14 S7$ N25 $ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2,450.00	2,450.00	210,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,700 Market: 0 Agricultural: 0 Common: 210,700 PRINTED 07/09/2026 BY SYS