BLOCK G E1/2 OF LOT 1
ATLANTIC HIGHLANDS DB39/297

SCHNEIDER RICHARD E & LESLIE M
117 N 20TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000G-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 100
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

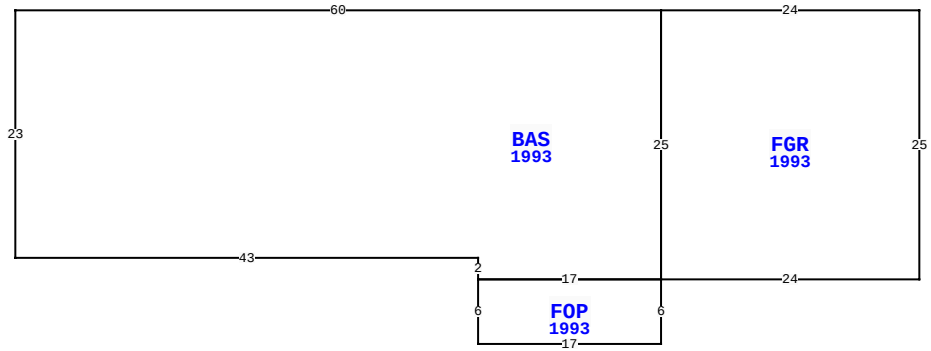
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	173,353
FGR	600	55	330	40,458
FOP	102	30	31	3,800
TOTALS	2,116		1,775	217,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,775	116.0000	137.75	244,506	1956	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2022 Heated Area: 1414 HX Base Yr 2022



117 N 20TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		217,610
TOTAL MARKET OB/XF VALUE		9,591
TOTAL LAND VALUE - MARKET		233,750
TOTAL MARKET VALUE		460,951
SOH/AGL Deduction		83,546
ASSESSED VALUE		377,405
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		327,405
TOTAL JUST VALUE		460,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100801	XFOB	6,000	05/13/2010
20071259	REMODEL	4,000	07/09/2007
20071220	REMODEL	5,700	07/02/2007
20071218	H/AC	5,500	06/29/2007
20071164	REMODEL	75,000	06/22/2007
20011576	REMODEL	12,000	07/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0171	7/15/2021	WD	Q	I	01	460,000
GRANTOR: FUSSELL PEARCE & MCKE						
GRANTEE: SCHNEIDER RICHARD E						
2364/1070	5/22/2020	WD	Q	I	01	290,000
GRANTOR: WARD ADDIE GRACE REV						
GRANTEE: FUSSELL PEARCE & MC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W60S23E43 S2 FOP=[YR=1993] S6E17N6W17$E17N25$ S25E24N25$. 23$.

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	46	25	1,150.00	SF	6.50	6.50	100	1980	1980	3	35	2,616	
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1956	1956	3	20	117	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	60.00	60.00	100	2010	2010	3	50	6,000	
4	0825	BRICK	0	100	10	10	100.00	SF	8.75	8.75	100	2010	2010	3	98	858	

LAND DESCRIPTION

TOTAL OB/XF 9,591

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	SFR	100	0006	R-1	75.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/02/2023 BY SYS