BLOCK J LOT 8
IN OR 1236/50
ATLANTIC HIGHLANDS SUB

BOWMAN BRIAN L/BOWMAN TIMOTHY D ET AL
104 N 17TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000J-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

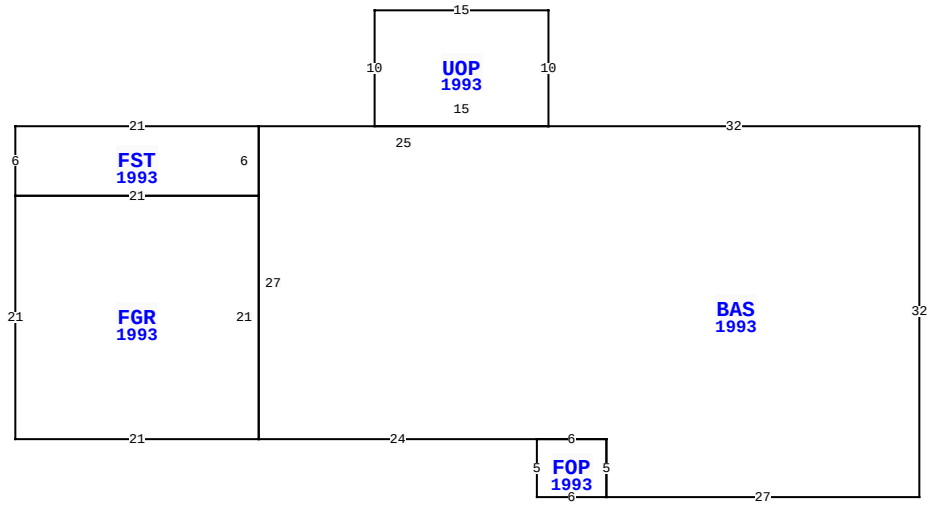
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,674	100	1,674	127,288
FGR	441	55	243	18,478
FOP	30	30	9	684
FST	126	55	69	5,247
UOP	150	20	30	2,281
TOTALS	2,421		2,025	153,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	122.1080	110.20	223,155	1972	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1674 HX Base Yr



104 N 17TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,977
TOTAL MARKET OB/XF VALUE	2,078
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	431,055
SOH/AGL Deduction	0
ASSESSED VALUE	431,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	431,055
TOTAL JUST VALUE	431,055
NCON VALUE	156,055
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120967	REPLACE RISER,CON	400	05/30/2012
20070871	RE-ROOF	7,300	05/18/2007
20041138	XFOB	3,000	06/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/0829	3/13/2023	FJ	U	I	11	0
GRANTOR: BOWMAN DONALD F EST						
GRANTEE: BOWMAN BRIAN L & TI						
1236/0050	6/07/2004	WD	U	I	07	100
GRANTOR: PHILLIPS KAY ELLEN						
GRANTEE: BOWMAN DONALD F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UOP=[YR=1993] N10 W15 S10 E15 $ W25
FST=[YR=1993] W21 S6 FGR=[YR=1993] S21 E21 N21 W21 $ E21 N6 $
S27 E24 FOP=[YR=1993] S5 E6 N5 W6 $ E6 S5 E27 N32 $.

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	1,332.00	SF	6.50	6.50	100	1972	1972	3	24	2,078	

LAND DESCRIPTION

TOTAL OB/XF 2,078

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	0	0006	R-1	134.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS