

BLOCK L LOT 3
IN OR 1738/184
ATLANTIC HIGHLANDS SUB

THE SHIVER FAMILY REVOC LIVING TRUST/SHIVER MELBA
132 N 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000L-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 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		1 100
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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1,506	111,603
FCP	792	25	198	14,673
FOP	28	30	8	593
TOTALS	2,326		1,712	126,870

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	100	6	20	120.00	SF	15.00	15.00	
2	0810	CONCRETE A	0	100	0	0	957.00	SF	6.50	6.50	
3	0681	POLE SHED	0	100	0	0	52.00	SF	15.00	15.00	
4	0200	BARN WD 0-	0	100	29	20	580.00	SF	20.00	20.00	
5	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	137.00	137.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,712	119.0000	107.40	183,869	1954	1980	0	0	0	31.00	69.00	
1 SINGLE FAM - 100% - 2000 Heated Area: 1506 HX Base Yr 2000													

132 N 17TH ST, FERNANDINA BEACH				BLD DATE						LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
120.00	SF	15.00	15.00	100	1976	1976	3	20	360			
957.00	SF	6.50	6.50	100	1976	1976	3	28	1,742			
52.00	SF	15.00	15.00	100	1976	1976	3	20	156			
580.00	SF	20.00	20.00	100	1976	1976	3	20	2,320			
51.00	SF	6.50	6.50	100	1976	1976	3	28	93			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		126,870	
TOTAL MARKET OB/XF VALUE		4,671	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		356,541	
SOH/AGL Deduction		251,001	
ASSESSED VALUE		105,540	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		50,540	
TOTAL JUST VALUE		356,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110830	OTHER	3,000	05/31/2011
20110092	OTHER	2,400	01/20/2011
5984	REPAIR/RRF	4,400	05/14/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1738/0184	5/10/2011	QC U	I	11		100	
GRANTOR: SHIVER MELBA TRUSTEE							
GRANTEE: SHIVER MELBA HADDOC							
1079/1623	9/09/2002	QC U	I	01		100	
GRANTOR: SHIVER ISAAC JR & MEL							
GRANTEE: SHIVER ISAAC JR & M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1993] W22 S1 BAS=[YR=1993] W12 S4 W10 FOP=[YR=1993] N4 W7 S4 E7 \$ W32 S25 E36 S6 E18 N35 \$ S35 E22 N36 \$.											