BLOCK R LOT 12
IN OR 1347/399
ATLANTIC HIGHLANDS SUB

BUNNER JUDITH P
309 N 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000R-0120

BUILDING CHARACTERISTICS

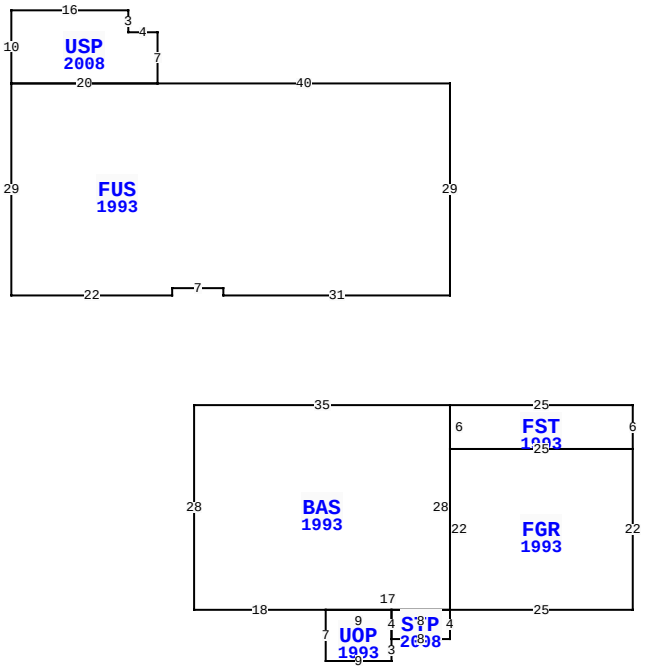
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.	2. 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	980	100	980	77,300
FGR	550	55	302	23,821
FST	150	55	82	6,468
FUS	1,733	100	1,733	136,695
STP	32	10	3	236
UOP	63	20	13	1,025
USP	188	30	56	4,417
TOTALS	3,696		3,169	249,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,169	103.5920	93.49	296,270	1971	1990	0	0	0	15.63	84.37

1 SINGLE FAM – 100% - 1994 Heated Area: 2713 HX Base Yr 1994



309 N 17TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		249,963
TOTAL MARKET OB/XF VALUE		3,291
TOTAL LAND VALUE - MARKET		236,250
TOTAL MARKET VALUE		489,504
SOH/AGL Deduction		300,883
ASSESSED VALUE		188,621
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		88,621
TOTAL JUST VALUE		489,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111429	ELEC OTHER	1,000	08/19/2011
20091737	REMODEL	16,970	12/22/2009
20040951	REPAIR/RRF	6,000	05/24/2005
20034230	H/AC	1,000	12/02/2003
20034231	H/AC	10,000	12/02/2003
5733B	REPAIR/RRF	3,500	12/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1347/0399	9/02/2005	QC	U	I	06	62,400
GRANTOR: BUNNER JUDITH P & RUT						
GRANTEE: BUNNER JUDITH P						
1196/1867	12/22/2003	QC	U	I		100
GRANTOR: BUNNER JUDITH & PETTY						
GRANTEE: BUNNER JUDITH P & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S28 E18 UOP=[YR=1993] S7 E9 N3
STP=[YR=2008] E8 N4 W8 S4$ N4 W9$ E17 FGR=[YR=1993] E25N22
FST=[YR=1993] N6 W25S6 E25 $ W25S22 $ N28$ PTR= N15
FUS=[YR=1993] N29 W40 USP=[YR=2008] N7 W4 N3 W16 S10 E20
$W20 S29 E22 N1 E7 S1E31 $ S15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1971	1971	3	31.6	632	
2	0810	CONCRETE A	0	100	57	20	1,140.00	SF	6.50	6.50	100	1971	1971	3	23	1,704	
3	0810	CONCRETE A	0	100	12	17	204.00	SF	6.50	6.50	100	1995	1995	3	72	955	

LAND DESCRIPTION

TOTAL OB/XF 3,291

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	137.00	134.00	1.00	LT		1.00	1.00	1.05	225,000.00	236,250.00	236,250							

REVIEW DATE 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 236,250 Market: 0 Agricultural: 0 Common: 236,250 PRINTED 08/02/2023 BY SYS