BLOCK 3 LOT 18
IN OR 2204/1448
OAK LAWN PARK #2 PB 3/25

RAWLS MICHELLE B & JOHN G III
306 SOUTH 17TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-150B-0003-0180

BUILDING CHARACTERISTICS

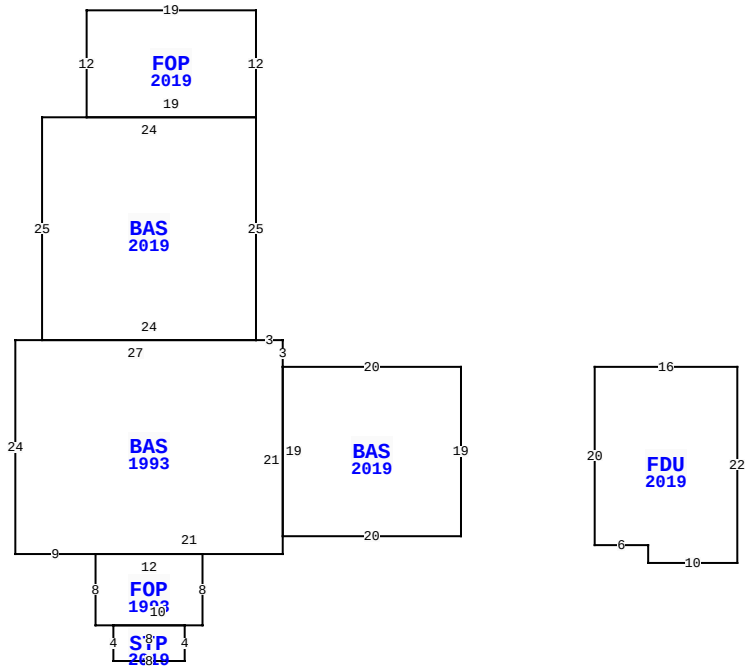
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	72,175
BAS	380	100	380	38,093
BAS	600	100	600	60,146
FDU	340	65	221	22,154
FOP	96	30	29	2,907
FOP	228	30	68	6,816
STP	32	10	3	301
TOTALS	2,396		2,021	202,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	120.7360	108.96	220,208	1952	2005	0	0	0	8.00	92.00

1 SINGLE FAM - 100% - 2022 Heated Area: 1700 HX Base Yr 2022



306 S 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		202,591
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		382,591
SOH/AGL Deduction		25,041
ASSESSED VALUE		357,550
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		307,550
TOTAL JUST VALUE		382,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211500	GARAGE	0	09/22/2021
20182646	REMODEL	120,444	07/30/2018
969614	REPAIR/RRF	2,000	02/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2204/1448	6/18/2018	WD	Q	I	01	185,000
GRANTOR: COLLINS CHRISTOPHER C						
GRANTEE: RAWLS MICHELLE B &						
1896/1188	12/31/2013	WD	Q	I	02	104,000
GRANTOR: BEAN AARON ETAL						
GRANTEE: COLLINS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 BAS=[YR=1993] N3 W3 BAS=[YR=2019] N25 FOP=[YR=2019] N12 W19 S12 E19$ W24 S25 E24$ W27 S24 E9 FOP=[YR=1993] S8 E2 STP=[YR=2019] S4 E8 N4 W8$ E10 N8 W12$ E21 N21$ S19 E20 N19$ PTR=E15 FDU=[YR=2019] E16 S22 W10 N2 W6 N20$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	90.00	137.00	90.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	180,000							

REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS