

BLOCK 37 LOT N1/2 OF 6
IN OR 926/1728
EX ESMT PT OR 1547/1328

CONNER DEBORAH A
17 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0037-0061



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0500	01	3,147	104.6040	149.06	469,092	1900	1990	0	0	0 15.00	85.00	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2005													Heated Area: 3051												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2005												
Interior Wall	03	PLASTER 90																										
Interior Wall	05	DRYWALL 10																										
Interior Floo	12	HARDWOOD 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	2	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.5	1.5 100																										
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			1005.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,670	100	1,670	211,591																								
BAS	325	100	325	41,178																								
FOP	112	30	34	4,308																								
FSP	140	40	56	7,095																								
FUS	1,056	100	1,056	133,796																								
STP	40	10	4	507																								
STR	20	10	2	253																								
TOTALS			3,363	3,147	398,728																							
EXTRA FEATURES					17 S 7TH ST, FERNANDINA BEACH																							
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												
2	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	800													
6	0940	SHEDS/PORT	0 100	0	0	220.00	SF	30.00	30.00	100	1980	1980	3	20	1,320													
10	0851	PATIO STON	0 100	23	3	69.00	SF	0.75	0.75	100	2001	2001	3	82	42													
11	0810	CONCRETE A	0 100	0	0	246.00	SF	6.50	6.50	100	1980	1980	3	35	560													
12	0810	CONCRETE A	0 100	0	0	103.00	SF	6.50	6.50	100	1980	1980	3	35	234													
13	0810	CONCRETE A	0 100	0	0	203.00	SF	6.50	6.50	100	2006	2006	3	88	1,161													
14	0851	PATIO STON	0 100	73	3	219.00	SF	0.75	0.75	100	2001	2001	3	82	135													
TOTAL OB/XF 4,252																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000											
REVIEW DATE 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																												