BLOCK B LOT S 1/2 OF 2
OR 83/682 & L/E OR 460/326
OR 529 PG 1116

BRASWELL HARRY G JR EST
PO BOX 16386
FERNANDINA BEACH, FL 32035-3124

2024

00-00-31-1060-000B-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

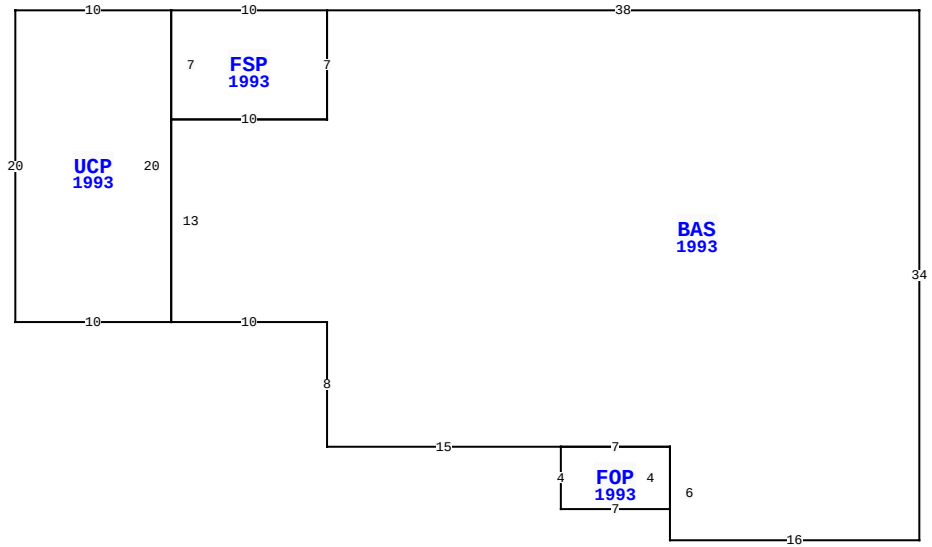
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1,290	101,324
FOP	28	30	8	628
FSP	70	40	28	2,199
UCP	200	20	40	3,142
TOTALS	1,588		1,366	107,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,366	104.0000	98.80	134,961	1938	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 1290 HX Base Yr



14 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	107,294
TOTAL MARKET OB/XF VALUE	8,472
TOTAL LAND VALUE - MARKET	233,750
TOTAL MARKET VALUE	349,516
SOH/AGL Deduction	60,732
ASSESSED VALUE	288,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,784
TOTAL JUST VALUE	349,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8972	REPAIR/RRF	2,319	04/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0460/0326	7/01/1985	LE	U	I		20,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FSP=[YR=1993] W10 UCP=[YR=1993] W10 S20 E10N20$ S7 E10 N7$ S7 W10 S13 E10 S8 E15 FOP=[YR=1993] S4 E7 N4W7$ E7 S6 E16 N34$.

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	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00	85.00	100	1980	1980	3	20	7,650	
2	0810	CONCRETE A	0	0	0	0	112.00	SF	6.50	6.50	100	1995	1995	3	70	510	
3	0479	VF PICKET	0	0	0	0	60.00	LF	10.00	10.00	100	2000	2000	3	52	312	

LAND DESCRIPTION

TOTAL OB/XF 8,472

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	76.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/06/2024 BY SYS