

BLOCK R LOT 1 &
LOT 2 (EX W100 FT)
ATLANTIC HIGHLANDS SUB

JOHNSON ROBERT W FAMILY TRUST/JOHNSON ROBERT W TRU
317 N 17TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000R-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 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	824	100	824	62,407
FGR	720	55	396	29,992
FOP	210	30	63	4,772
FOP	20	30	6	455
FSP	210	40	84	6,361
FST	854	55	470	35,596
FUS	2,378	100	2,378	180,102
TOTALS	5,216		4,221	319,684

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	312.00	SF	6.50	
2	1123	CB 8"	0 100	41	4	164.00	SF	6.15	
3	1127	BRICK 8"	0 100	8	4	32.00	SF	11.00	
4	0825	BRICK	0 100	6	5	30.00	SF	12.50	
5	1242	WD DECK A	0 100	0	0	110.00	SF	10.00	
6	0835	QUARY TILE	0 100	0	0	40.00	SF	10.00	
7	0855	CONC PAVER	0 100	0	0	1,266.00	SF	10.00	
8	0810	CONCRETE A	0 100	25	15	375.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	137.00	168.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,221	99.4400	94.47	398,758	1962	1990	0	0	19.83	80.17
1 SINGLE FAM - 100% - 1986											
Heated Area: 3202											
HX Base Yr 1986											

317 N 17TH ST, FERNANDINA BEACH										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			
312.00	SF	6.50	6.50	100	1980	1980	3	32.5	659				
164.00	SF	6.15	6.15	100	1987	1987	3	52	524				
32.00	SF	11.00	11.00	100	1987	1987	3	83	292				
30.00	SF	12.50	12.50	100	1980	1980	3	73.5	276				
110.00	SF	10.00	10.00	100	1990	1990	3	20	220				
40.00	SF	10.00	10.00	100	1980	1980	3	32.5	130				
1,266.00	SF	10.00	10.00	100	2013	2013	3	94	11,900				
375.00	SF	6.50	6.50	100	1962	1962	3	20	488				

TOTAL OB/XF												14,489	
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
06	R-1	137.00	168.00	1.00	LT	1.00	1.00	1.05	275,000.00	288,750.00	2		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										319,684	
TOTAL MARKET OB/XF VALUE										14,489	
TOTAL LAND VALUE - MARKET										288,750	
TOTAL MARKET VALUE										622,923	
SOH/AGL Deduction										418,479	
ASSESSED VALUE										204,444	
TOTAL EXEMPTION VALUE										HX HB WR 55,000	
BASE TAXABLE VALUE										149,444	
TOTAL JUST VALUE										622,923	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										657,406	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122483	PAVER DRIVEWAY	0	12/11/2012
20061063	REROOFW/30YR SHNG	7,200	05/17/2006
20042073	7 WINDOWS REPLACE	7,000	11/04/2004
20041555	CHG TO 200AMP	1,000	08/27/2004
20040261	6 WINDOWS REPLACE	7,000	02/16/2004
20034030	VINYL WINDOWS RE	0	10/20/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2629/0985	3/30/2023	SW	U	I	11	100	
GRANTOR: JOHNSON ROBERT W							
GRANTEE: JOHNSON ROBERT W FA							
0466/0468	9/01/1985	MS	U	I		60,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W9 FOP=[YR=1993] N4 W21 S10 E21 N6 \$ S6 W21 S9 W20 FST=[YR=1993] W11 S34 E31 FGR=[YR=1993] E30 N24 W30 S24\$ N24 W20 N10 \$ S10 E50 N25\$ PTR= E25 FUS=[YR=1993] E31 N9 FSP=[YR=1993] N10 E21 S10 W21 \$ E21 N6 E9 S49 W25 FOP=[YR=2008] W5 N4 E5 S4\$ N4 W5 S4 W31 N34\$ W25\$.									