

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

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	980	81,011
FGR	550	55	302	24,965
FST	150	55	82	6,779
FUS	1,733	100	1,733	143,258
STP	32	10	3	248
UOP	63	20	13	1,074
USP	188	30	56	4,629

TOTALS	3,696		3,169	261,963
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0810	CONCRETE A	0 100	57	20	1,140.00	SF	6.50	
3	0810	CONCRETE A	0 100	12	17	204.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0006	R-1	137.00	134.00	

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	98.41	311,861	1971	1990	0	0	0 16.00	84.00	
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		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	2,000.00	2,000.00	100	1971	1971	3	31.2	624		
1,140.00	SF	6.50	6.50	100	1971	1971	3	22	1,630		
204.00	SF	6.50	6.50	100	1995	1995	3	70	928		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		261,963	
TOTAL MARKET OB/XF VALUE		3,182	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		540,145	
SOH/AGL Deduction		345,865	
ASSESSED VALUE		194,280	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		94,280	
TOTAL JUST VALUE		540,145	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		489,504	

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									
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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 \$.									