

BLK S LOT 2 & NORTH 31.5 FT
OF LOT 3
IN OR 2093/1382

YOUSIF JULIE ANN
418 N 17TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000S-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	23 REINF CONC 70
Exterior Wall	26 AL SIDING 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	13 LVT/LAMNT 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	03 MASONRY 100
Stories	2.5 2.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

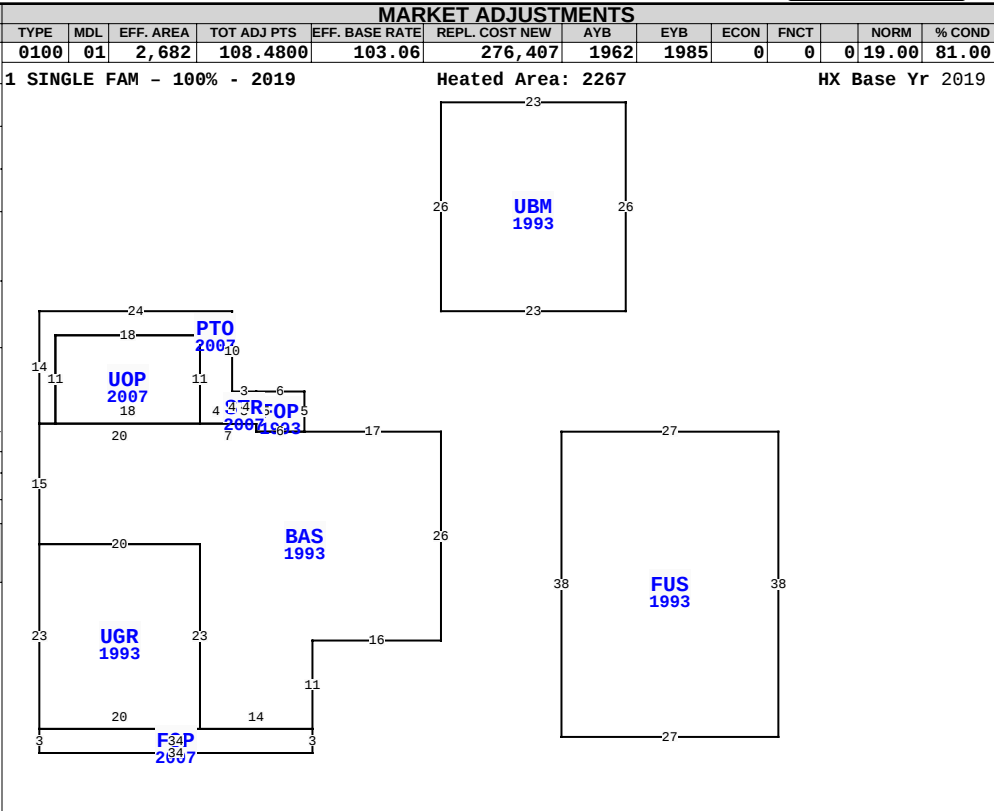
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,241	100	1,241	103,597
FOP	30	30	9	752
FOP	102	30	31	2,588
FUS	1,026	100	1,026	85,649
PTO	138	5	7	584
STR	12	10	1	83
UBM	598	20	120	10,017
UGR	460	45	207	17,280
UOP	198	20	40	3,339

TOTALS	3,805	2,682	223,890
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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	71	16	1,136.00	SF	6.50	



418 N 17TH ST, FERNANDINA BEACH	BLD DATE 07/23/2014	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1962	1962	3	24	480	
2	0810	CONCRETE A	0 100	71	16	1,136.00	SF	6.50	6.50	100	1962	1962	3	20	1,477	

LAND DESCRIPTION										TOTAL OB/XF										1,957	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	SFR	100	0006	R-1	183.00	137.00	1.00	LT		1.00	1.00	1.20	275,000.00	330,000.00	3				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 2										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										223,890										
TOTAL LAND VALUE - MARKET										1,957										
TOTAL MARKET VALUE										330,000										
SOH/AGL Deduction										555,847										
ASSESSED VALUE										311,771										
TOTAL EXEMPTION VALUE										244,076										
BASE TAXABLE VALUE										HX HB										
TOTAL JUST VALUE										50,000										
NCON VALUE										194,076										
INCOME VALUE										0										
PREVIOUS YEAR MKT VALUE										555,847										
										0										
										485,970										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062330	OTHER	1,170	10/13/2006
20010377	REPAIR/RRF	3,000	03/05/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2093/1384	12/21/2016	QC	U	I	11	100	
GRANTOR:MIERZEJEWSKI KRISTIN							
GRANTEE:YOUSIF JULIE ANN							
2093/1382	12/21/2016	TD	U	I	11	100	
GRANTOR:MIERZEJEWSKI FAMILY T							
GRANTEE:YOUSIF JULIE ANN							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W17 FOP=[YR=1993] N5 W6 STR=[YR=2007] W3									
PTO=[YR=2007] N10 W24 S14 E2N11E18S11E4N4\$ S4 E3 N4\$ S5 E6\$									
W6 N1W7 UOP=[YR=2007] N11W18S11 E18\$W20 S15 UGR=[YR=1993] S23									
FOP=[YR=2007] S3E34 N3 W34\$ E20 N23 W20\$ E20 S23 E14 N11 E16									
N26\$ PTR=E15 FUS=[YR=1993] E27 S38 W27 N38\$ W15\$ PTR=N15									
UBM=[YR=1993] N26 E23 S26 W23\$ S15\$.									