



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	254,710
FGR	930	55	512	58,220
FOP	224	30	67	7,619
FOP	352	30	106	12,053
TOTALS	3,746		2,925	332,601

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	33	21	693.00	SF	6.50	6.50	100	1965
2	0810	CONCRETE A	0 100	39	4	156.00	SF	6.50	6.50	100	1965
3	0855	CONC PAVER	0 100	0	0	730.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	150.00	136.00	150.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,925	118.9100	148.64	434,772	1965	1995	0	0	23.50	76.50
1 SNGL FAM - 100% - 2020 Heated Area: 2240 HX Base Yr 2020											
101 S 17TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
8,331											
03/25/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		332,601	
TOTAL MARKET OB/XF VALUE		8,331	
TOTAL LAND VALUE - MARKET		420,000	
TOTAL MARKET VALUE		760,932	
SOH/AGL Deduction		373,812	
ASSESSED VALUE		387,120	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		337,120	
TOTAL JUST VALUE		760,932	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		687,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160270	SSEAM	6,420	02/02/2016
8168	REPAIR/RRF	3,600	02/28/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2269/0521	4/18/2019	WD	Q	I	01	420,000	
GRANTOR: OMANA MARIA ELENA VAN							
GRANTEE: CUTSHAW PRICHARD &							
2232/0341	10/15/2018	WD	U	I	11	100	
GRANTOR: CHASE BERTRAM P III &							
GRANTEE: OMANA MARIA E VANDE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W30 FOP=[YR=1993] W22S16 BAS=[YR=1993] W42S35 E36 FOP=[YR=1993] S8 E28N8W28\$ E28N35W22\$ E22N16\$ S31E30N31\$.											