



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

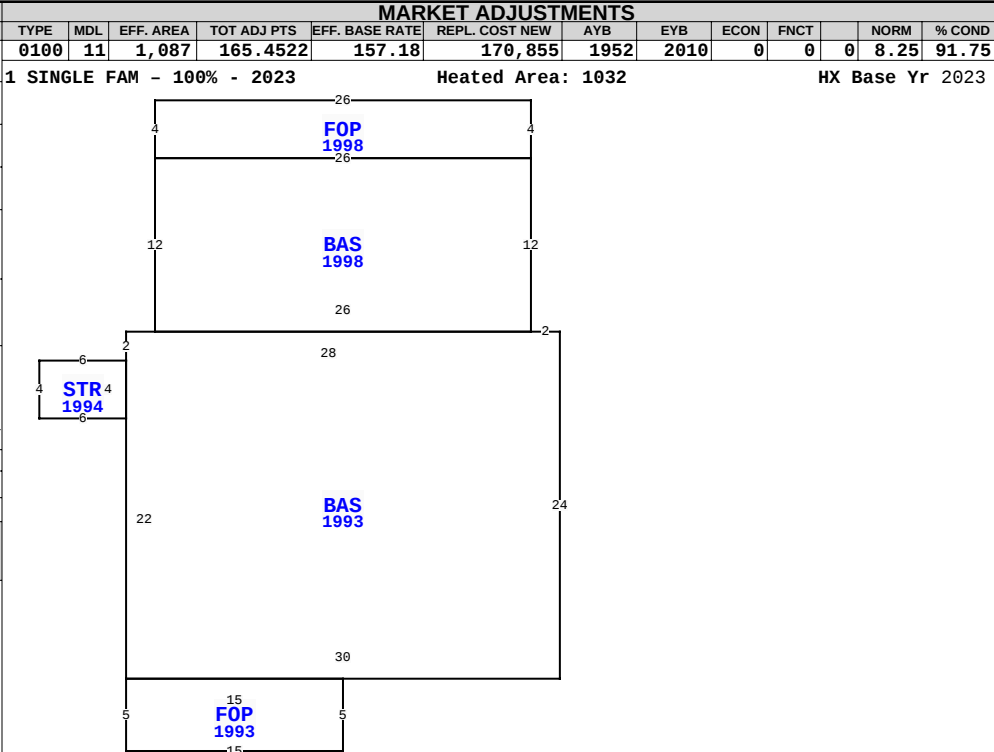
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
DAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	103,833
BAS	312	100	312	44,994
FOP	75	30	22	3,173
FOP	104	30	31	4,471
STR	24	10	2	288

TOTALS	1,235	1,087	156,759
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	7	69	483.00	SF	5.85	5.85	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	0	0	164.00	SF	6.50	6.50	
4	1076	TRELLIS A	0	100	16	8	128.00	SF	7.50	7.50	
5	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00	
6	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	R-1	83.00	137.00	83.00	FF	



206 S 17TH ST, FERNANDINA BEACH

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	11	1,087	165.4522	157.18	170,855	1952	2010	0	0	8.25	91.75
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/18/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	217,734		
TOTAL MARKET OB/XF VALUE	4,116		
TOTAL LAND VALUE - MARKET	182,600		
TOTAL MARKET VALUE	404,450		
SOH/AGL Deduction	26,292		
ASSESSED VALUE	378,158		
TOTAL EXEMPTION VALUE	HX HB WX		
BASE TAXABLE VALUE	323,158		
TOTAL JUST VALUE	404,450		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	378,396		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121144	REFURB.FLOORS & W	5,200	06/15/2012
20021820	H/AC	2,000	10/22/2002
20021821	ELEC OTHER	1,000	10/22/2002
20021797	OTHER	4,000	10/17/2002
20021738	REMODEL	0	10/08/2002
972074	ELEC OTHER	0	09/23/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/0139	10/27/2022	WD	Q	I	01	500,000
GRANTOR: BCH TRUST						
GRANTEE: SORENSON MARTHA H						
2195/0020	5/08/2018	WD	U	I	11	100
GRANTOR: HILL BARBARA C						
GRANTEE: BCH TRUST						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 BAS=[YR=1998] N12 FOP=[YR=1998] N4 W26 S4 E26 \$ W26 S12 E26 \$ W28 S2 STR=[YR=1994] W6S4 E6N4\$ S22 FOP=[YR=1993] S5 E15 N5 W15 \$ E30 N24 \$.											

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 08/06/2024 BY SYS