BLOCK 4 LOT 5
IN OR 1275/344
OAK LAWN PARK 2 PB 3 PG 25

CHESHIRE LISA A
205 S 17TH ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-150B-0004-0050**

## BUILDING CHARACTERISTICS

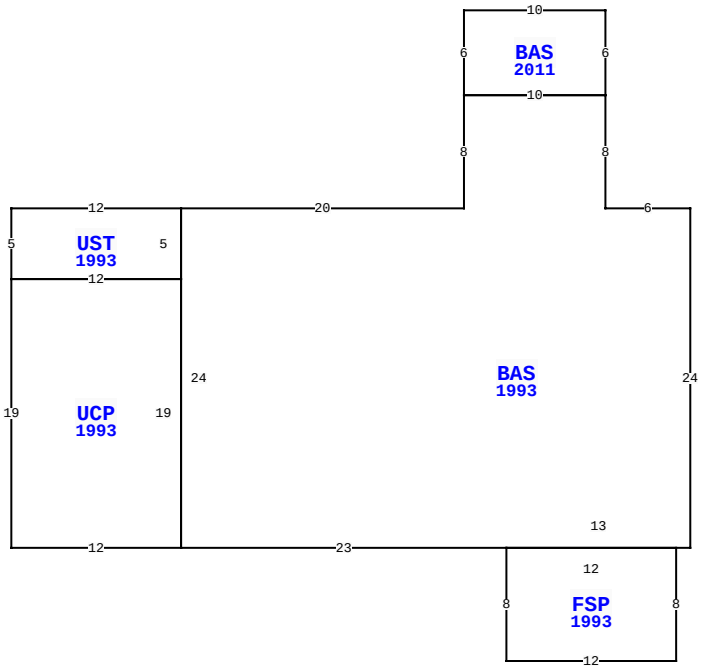
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 80 |
| Exterior Wall | 15 | CONC BLOCK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 1011.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 944 | 100 | 944 | 72,604 |
| BAS | 60 | 100 | 60 | 4,615 |
| FSP | 96 | 40 | 38 | 2,923 |
| UCP | 228 | 20 | 46 | 3,538 |
| UST | 60 | 45 | 27 | 2,077 |
| TOTALS | 1,388 | | 1,115 | 85,755 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,115 | 100.7000 | 95.66 | 106,661 | 1952 | 1995 | 0 | 0 | 0 | 19.60 | 80.40 |

1 SINGLE FAM – 100% - 2001 Heated Area: 1004 HX Base Yr 2001




205 S 17TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 85,755 |
| TOTAL MARKET OB/XF VALUE | | 852 |
| TOTAL LAND VALUE - MARKET | | 182,600 |
| TOTAL MARKET VALUE | | 269,207 |
| SOH/AGL Deduction | | 198,022 |
| ASSESSED VALUE | | 71,185 |
| TOTAL EXEMPTION VALUE | HX HB | 46,185 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 269,207 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 249,081 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121596 | HVAC | 2,500 | 08/07/2012 |
| 20041066 | XFOB | 4,000 | 06/10/2004 |
| 20022081 | CHNGE SRVC | 1,000 | 12/06/2002 |
| 2003694 | REPAIR/RRF | 1,490 | 08/11/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1275/0344 | 11/18/2004 | WD | U | I | 07 | 100 |
| GRANTOR: BATTEN VIRGINIA & PAU | | | | | | |
| GRANTEE: CHESHIRE LISA A | | | | | | |
| 0963/1408 | 12/22/2000 | WD | U | I | 07 | 100 |
| GRANTOR: BATTEN VIRGINIA & PAU | | | | | | |
| GRANTEE: CHESHIRE LISA A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W6 N8BAS=[YR=2011] N6W10S6 E10$ W10 S8 W20
UST=[YR=1993] W12 S5 UCP=[YR=1993] S19 E12N19 W12 $ E12 N5 $
S24 E23 FSP=[YR=1993] S8 E12 N8 W12 $ E13 N24 $ .

## EXTRA FEATURES

| LN | 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 274.00 | SF | 6.50 | 6.50 | 100 | 1952 | 1952 | 3 | 20 | 356 | |
| 2 | 1243 | WD DECK F | 0 | 100 | 0 | 0 | 310.00 | SF | 3.20 | 3.20 | 100 | 2011 | 2011 | 3 | 50 | 496 | |

## LAND DESCRIPTION

TOTAL OB/XF 852

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | 0006 | R-1 | 83.00 | 137.00 | 83.00 | FF | | 1.00 | 1.00 | 1.00 | 2,200.00 | 2,200.00 | 182,600 | | | | | | | |

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