BLOCK 4 LOT 7
IN OR 702/684
OAK LAWN PARK 2 PB 3/25

SULLIVAN AMY K
207 S 17TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150B-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

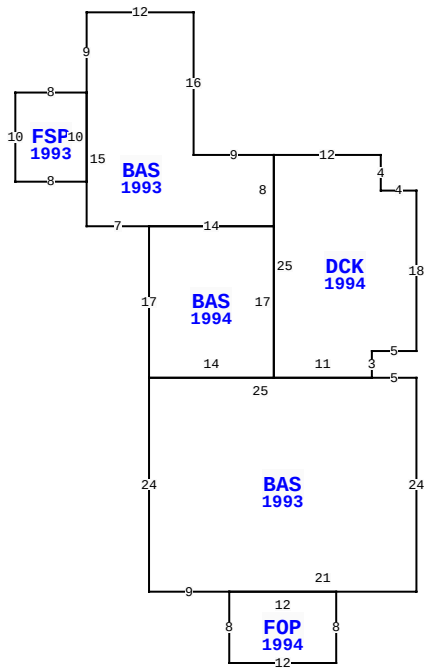
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	12	HARDWOOD 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
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	360	100	360	26,667
BAS	720	100	720	53,333
BAS	238	100	238	17,630
DCK	369	10	37	2,741
FOP	96	30	29	2,148
FSP	80	40	32	2,370
TOTALS	1,863		1,416	104,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,416	106.0800	100.78	142,704	1952	1985	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 1995 Heated Area: 1318 HX Base Yr 1995



207 S 17TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		104,887
TOTAL MARKET OB/XF VALUE		780
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		288,267
SOH/AGL Deduction		210,989
ASSESSED VALUE		77,278
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,278
TOTAL JUST VALUE		288,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7327	ADDITION	18,000	09/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0702/0684	4/14/1994	WD	Q	I		50,000
GRANTOR: MAIN MADELYN S						
GRANTEE: SULLIVAN AMY K						
0041/5001	3/01/1984	WD	Q	I		27,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 DCK=[YR=1994] N3E5N18W4N4 W12 BAS=[YR=1993] W9N16 W12S9 FSP=[YR=1993] W8S10E8N10$ S15E7 BAS=[YR=1994] S17E14N17W14$ E14N8$ S25E11$ W25S24E9 FOP=[YR=1994] S8E12 N8W12$ E21N24$.

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	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	1994	1994	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 780

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