



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,444	100	1,444	106,527
FCP	234	25	58	4,279
FOP	184	30	55	4,057
UOP	140	20	28	2,066
UST	156	45	70	5,164
TOTALS	2,158		1,655	122,093

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1980
2	0810	CONCRETE A	0 100	60	8	480.00	SF	6.50	6.50	100	1980
3	0350	CARPORT WD	0 100	18	12	216.00	SF	8.58	8.58	100	1987
4	0940	SHEDS/PORT	0 100	17	10	170.00	SF	30.00	30.00	100	1987
5	0680	POLE SHED	0 100	4	10	40.00	SF	10.00	10.00	100	1987

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	86.00	137.00	86.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,655	93.0000	88.35	146,219	1957	1990	0	0	0 16.50	83.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1444 HX Base Yr 2023											
507 S 17TH ST, FERNANDINA BEACH											

007 S 17TH ST, FERNANDINA BEACH				XF DATE		LAND DATE				03/18/2024		MLU	
				INC DATE		AG DATE							
UNITS	UT	Adj R		ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES	
192.00	SF	30.00		30.00	100	1980	1980	3	20	1,152			
480.00	SF	6.50		6.50	100	1980	1980	3	32.5	1,014			
216.00	SF	8.58		8.58	100	1987	1987	3	20	371			
170.00	SF	30.00		30.00	100	1987	1987	3	20	1,020			
40.00	SF	10.00		10.00	100	1987	1987	3	20	80			

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY				Tax Group: 2			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				122,093			
TOTAL MARKET OB/XF VALUE				3,637			
TOTAL LAND VALUE - MARKET				189,200			
TOTAL MARKET VALUE				314,930			
SOH/AGL Deduction				13,764			
ASSESSED VALUE				301,166			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				251,166			
TOTAL JUST VALUE				314,930			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				292,394			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110135	REPAIR/RRF	5,500	02/02/2011
20062712	XFOB	2,745	12/11/2006
20052581	REPAIR/RRF	2,000	08/31/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2598/0134	9/16/2022	WD	U	I	11	100	
GRANTOR: TAYLOR DAVID G & JIMM							
GRANTEE: BECKETT GLYNDA ASHL							
2366/0997	6/05/2020	FJ	U	I	11	100	
GRANTOR: TAYLOR JIMMY R ESTATE							
GRANTEE: TAYLOR DAVID G & JI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W13 BAS=[YR=1993] N4 UOP=[YR=1993] N7 W20 S7 E20\$ W38 S38 E15 FOP=[YR=2008] S8 E23 N8 W23\$ E23 N4 FCP=[YR=2008] E13 N18 W13 S18\$ N30\$ S12 E13 N12\$.											