

LOT 6
IN OR 2508/457
REPLAT OF OUT LOT 186

DAVIS MICHAEL B L/E/
17 S 17TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1620-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,030	100	1,030	83,650
FOP	24	30	7	569
FSP	171	40	68	5,522
FUS	290	100	290	23,552
TOTALS	1,515		1,395	113,293

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	21	19	399.00	SF	35.00	35.00	100	1960
2	0810	CONCRETE A	0 100	0	0	1,235.00	SF	6.50	6.50	100	1960
3	1242	WD DECK A	0 100	0	0	119.00	SF	10.00	10.00	100	1988
4	0810	CONCRETE A	0 100	0	0	280.00	SF	6.50	6.50	100	1988
5	1242	WD DECK A	0 100	5	4	20.00	SF	10.00	10.00	100	1988

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		R-1	75.00	137.00	75.00	FF	1

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,395	124.8000	118.56	165,391	1940	1960	0	0	31.50	68.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1320 HX Base Yr 2021											
17 S 17TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
5,669											
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						113,293					
TOTAL MARKET OB/XF VALUE						5,669					
TOTAL LAND VALUE - MARKET						235,200					
TOTAL MARKET VALUE						354,162					
SOH/AGL Deduction						126,772					
ASSESSED VALUE						227,390					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						177,390					
TOTAL JUST VALUE						354,162					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						315,726					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7269	REPAIR/RRF	1,700	08/14/1992
7225	REMODEL	6,500	07/28/1992
4963	ADDITION	5,000	08/03/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2508/0457	10/05/2021	LE	U	I	11	100	
GRANTOR: DAVIS MICHAEL B							
GRANTEE: DAVIS KATHERINE VIC							
0741/1161	10/16/1995	QC	U	I	06	100	
GRANTOR: SEGOVIA KATHERINE VIC							
GRANTEE: DAVIS MICHAEL B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W6 FSP=[YR=1993] N3 W7 FOP=[YR=1993] N4 W6 S4 E6\$ W12 S9 E19 N6\$ S6 W19 N10 W12 S37 E12 N1 E7 N2 E10 N8 E8 N22\$ PTR= E10 FUS=[YR=1993] E29 S10W29 N10\$ W10\$.											