BLOCK A N96 FT OF LOT 1
IN OR 1988/592
ATLANTIC HIGHLANDS SUB

STEFAN KATHRYN D
23 N 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000A-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

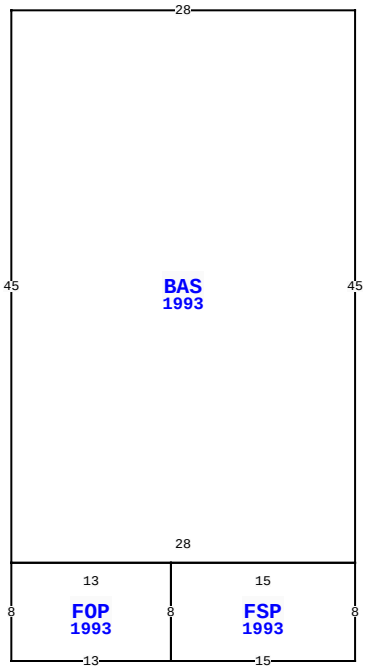
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	109,303
FOP	104	30	1993	31	2,689
FSP	120	40	1993	48	4,164
TOTALS	1,484			1,339	116,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,339	110.8640	110.86	148,442	1937	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1260 HX Base Yr 2016



23 N 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,156
TOTAL MARKET OB/XF VALUE		6,408
TOTAL LAND VALUE - MARKET		285,000
TOTAL MARKET VALUE		407,564
SOH/AGL Deduction		232,543
ASSESSED VALUE		175,021
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,299
TOTAL JUST VALUE		407,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032429	REMODEL	1,000	01/30/2003
B9147	REPAIR/RRF	2,800	06/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1988/0592	6/15/2015	WD	Q	I	01	185,000
GRANTOR: SANDS JAMES M JR & EM						
GRANTEE: STEFAN KATHRYN D						
1930/1875	7/30/2014	WD	Q	I	01	160,000
GRANTOR: SALTMARSH ERNIE						
GRANTEE: SANDS JAMES M JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S45 FOP=[YR=1993] S8 E13 FSP=[YR=1993] E15 N8 W15S8$ N8W13$ E28 N45$.

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	1076	TRELLIS A	0	100	10	8	80.00	SF	7.50	7.50	100	2013	2013	3	68	408	
2	0825	BRICK	0	100	0	0	469.00	SF	12.50	12.50	100	2013	2013	3	98	5,745	
3	0825	BRICK	0	100	6	4	24.00	SF	12.50	12.50	100	1990	1990	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 6,408

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	RES	100	0006	R-1	96.00	98.00	1.00	LT		1.00	1.00	0.95	300,000.00	285,000.00	285,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 07/30/2025 BY SYS