BLOCK B LOT S 1/2 OF 2
OR 83/682 & L/E OR 460/326
OR 529 PG 1116

BRASWELL HARRY G JR EST
PO BOX 16386
FERNANDINA BEACH, FL 32035-3124

**2025**

**00-00-31-1060-000B-0022**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 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 |

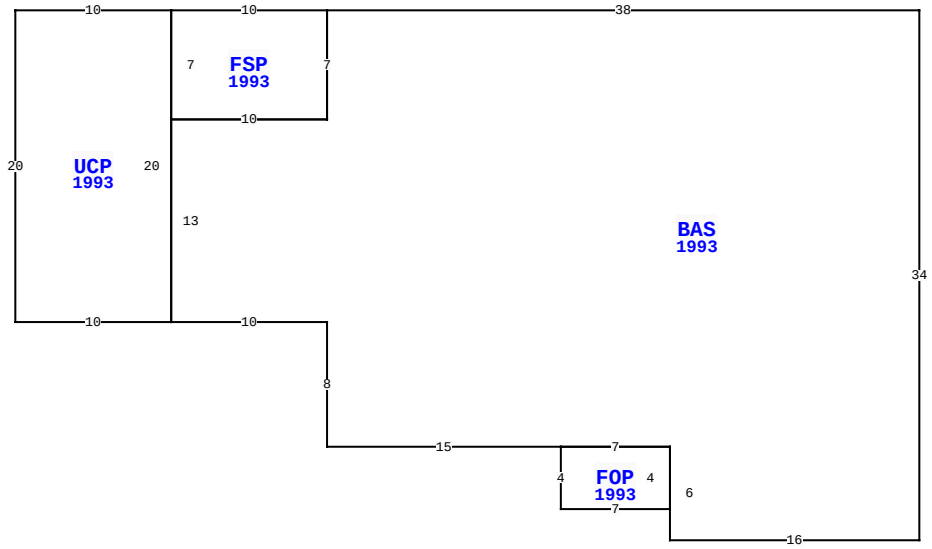
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,290 | 100 | 1993 | 1,290 | 106,322 |
| FOP | 28 | 30 | 1993 | 8 | 659 |
| FSP | 70 | 40 | 1993 | 28 | 2,308 |
| UCP | 200 | 20 | 1993 | 40 | 3,297 |
| TOTALS | 1,588 | | | 1,366 | 112,586 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,366 | 104.0000 | 104.00 | 142,064 | 1938 | 1970 | 0 | 0 | 0 | 20.75 | 79.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 1290 HX Base Yr




14 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 | 112,586 |
| TOTAL MARKET OB/XF VALUE | 8,433 |
| TOTAL LAND VALUE - MARKET | 255,000 |
| TOTAL MARKET VALUE | 376,019 |
| SOH/AGL Deduction | 58,357 |
| ASSESSED VALUE | 317,662 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 317,662 |
| TOTAL JUST VALUE | 376,019 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 349,516 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B8972 | REPAIR/RRF | 2,319 | 04/04/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0460/0326 | 7/01/1985 | LE | U | I | | 20,000 |

GRANTOR:
GRANTEE:

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W38 FSP=[YR=1993] W10 UCP=[YR=1993] W10 S20 E10N20$ S7 E10 N7$ S7 W10 S13 E10 S8 E15 FOP=[YR=1993] S4 E7 N4W7$ E7 S6 E16 N34$ .

### 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 | 0861 | POOL GUNIT | 0 | 0 | 0 | 0 | 450.00 | SF | 85.00 | 85.00 | 100 | 1980 | 1980 | 3 | 20 | 7,650 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 112.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 68 | 495 | |
| 3 | 0479 | VF PICKET | 0 | 0 | 0 | 0 | 60.00 | LF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 48 | 288 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,433

| 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 | 0 | 0006 | R-1 | 76.00 | 137.00 | 1.00 | LT | | 1.00 | 1.00 | 0.85 | 300,000.00 | 255,000.00 | 255,000 | | | | | | | |

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS