BLOCK L LOT 3
ATLANTIC HIGHLANDS SUB
DB39/297

EDISON SUSAN K TRUST/EDISON SUSAN K TRUSTEE
1195 PERRY STREET
COLUMBUS, OH 43201

2025

00-00-31-1060-000L-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

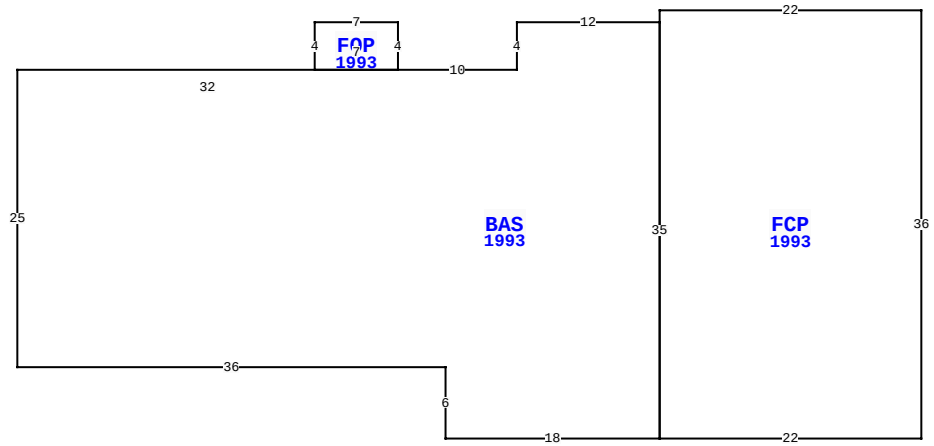
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1993	1,506	121,866
FCP	792	25	1993	198	16,022
FOP	28	30	1993	8	647
TOTALS	2,326			1,712	138,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	119.0000	119.00	203,728	1954	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1506 HX Base Yr



132 N 17TH ST, FERNANDINA BEACH

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

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	0681	POLE SHED	0	0	6	20	120.00	SF	15.00	15.00	100	1976	1976	3	20	360	
2	0810	CONCRETE A	0	0	0	0	957.00	SF	6.50	6.50	100	1976	1976	3	26	1,617	
3	0681	POLE SHED	0	0	0	0	52.00	SF	15.00	15.00	100	1976	1976	3	20	156	
4	0200	BARN WD 0-	0	0	29	20	580.00	SF	20.00	20.00	100	1976	1976	3	20	2,320	
5	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	1976	1976	3	26	86	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,535
TOTAL MARKET OB/XF VALUE	4,539
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	443,074
SOH/AGL Deduction	0
ASSESSED VALUE	443,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,074
TOTAL JUST VALUE	443,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0489	REMODEL OF INTERI	230,000	09/13/2024
20110830	OTHER	3,000	05/31/2011
20110092	OTHER	2,400	01/20/2011
5984	REPAIR/RRF	4,400	05/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/248	7/26/2024	WD	U	I	11	100
GRANTOR: EDISON SUSAN KACHER						
GRANTEE: EDISON SUSAN K TRUS						
2718/16	6/04/2024	WD	Q	I	02	500,000
GRANTOR: THE SHIVER FAMILY REV						
GRANTEE: EDISON SUSAN KACHER						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W22 S1 BAS=[YR=1993] W12 S4 W10 FOP=[YR=1993] N4 W7 S4 E7 $ W32 S25 E36 S6 E18 N35 $ S35 E22 N36 $.

LAND DESCRIPTION

TOTAL OB/XF 4,539

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	137.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS