LOTS D E S 12 FT OF C
IN OR 662/105
MCARTHUR REPLAT PB 3/3

BRADLEY PEYTON J JR & JOYCE T
18 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1450-000D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

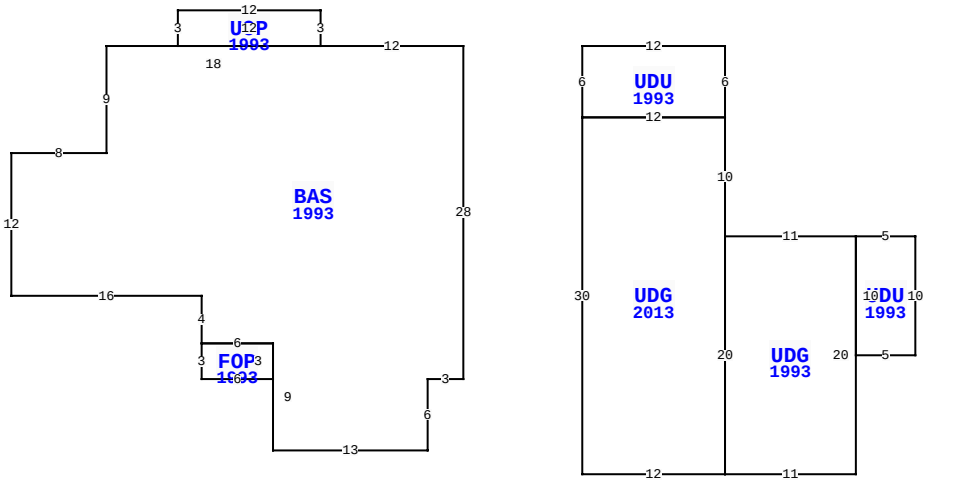
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	1993	940	84,034
FOP	18	30	1993	5	447
UDG	220	55	1993	121	10,817
UDG	360	55	2013	198	17,701
UDU	50	55	1993	28	2,503
UDU	72	55	1993	40	3,576
UOP	36	20	1993	7	626
TOTALS	1,696			1,339	119,705

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	116.4800	116.48	155,967	1941	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 1993 Heated Area: 940 HX Base Yr 1993



18 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,705
TOTAL MARKET OB/XF VALUE	3,448
TOTAL LAND VALUE - MARKET	382,592
TOTAL MARKET VALUE	505,745
SOH/AGL Deduction	413,535
ASSESSED VALUE	92,210
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	41,488
TOTAL JUST VALUE	505,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021964	REPAIR/RRF	1,000	11/18/2002
4381	N/A	850	07/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0662/0105	6/25/1992	WD	Q	I		59,500

GRANTOR: WHITE ALLENE K

GRANTEE: BRADLEY PEYTON JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UOP=[YR=1993] N3 W12 S3 E12$ W18S9 W8 S12 E16 S4 FOP=[YR=1993] S3 E6 N3 W6$ E6 S9 E13 N6 E3 N28$ PTR= E10 UDU=[YR=1993] E12 S6 UDG=[YR=2013] S10 UDG=[YR=1993] E11 UDU=[YR=1993] E5 S10 W5 N10$ S20 W11 N20$ S20 W12 N30 E12$ W12 N6$ W10$.

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	0810	CONCRETE A	0	100	0	0	1,286.00	SF	6.50	6.50	100	1960	1960	3	20	1,672	
2	0810	CONCRETE A	0	100	0	0	458.00	SF	6.50	6.50	100	1980	1980	3	30	893	
3	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	100	1992	1992	3	62	463	
4	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00	100	1990	1990	3	20	420	

LAND DESCRIPTION

TOTAL OB/XF 3,448

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		R-1	122.00	137.00	122.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	382,592							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 382,592 Market: 0 Agricultural: 0 Common: 382,592 PRINTED 07/30/2025 BY SYS