BLOCK 1 LOTS 1 & 2
OAK LAWN PARK #1 PB 2/52

CUTSHAW PRICHARD & ERIN S
101 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0001-0010

BUILDING CHARACTERISTICS

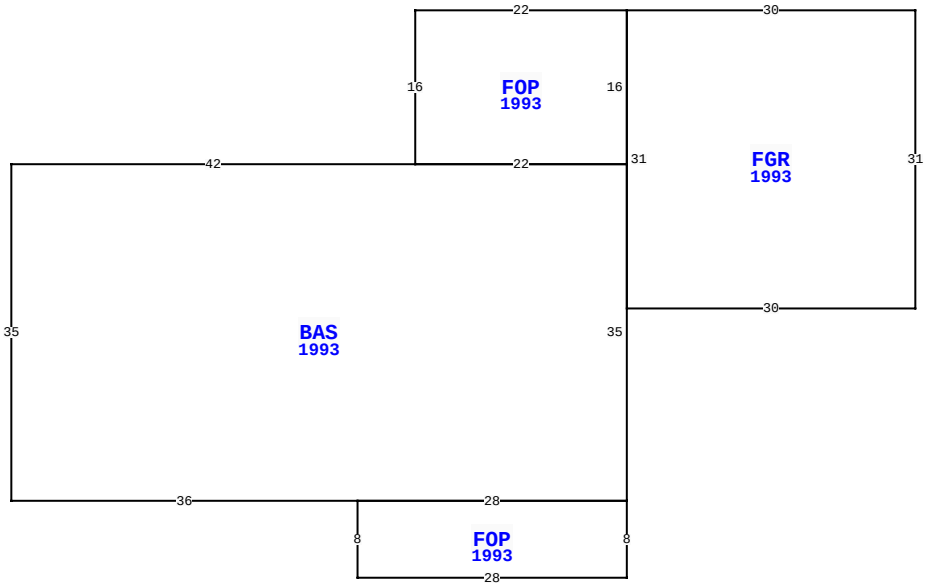
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,240	100	1993	2,240	266,329
FGR	930	55	1993	512	60,876
FOP	224	30	1993	67	7,966
FOP	352	30	1993	106	12,603
TOTALS	3,746			2,925	347,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,925	118.9100	156.96	459,108	1965	1995	0	0	0	24.25	75.75

1 SNGL FAM – 100% - 2020 Heated Area: 2240 HX Base Yr 2020



101 S 17TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		347,774
TOTAL MARKET OB/XF VALUE		8,331
TOTAL LAND VALUE - MARKET		420,000
TOTAL MARKET VALUE		776,105
SOH/AGL Deduction		377,759
ASSESSED VALUE		398,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		347,624
TOTAL JUST VALUE		776,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160270	SSEAM	6,420	02/02/2016
8168	REPAIR/RRF	3,600	02/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/0521	4/18/2019	WD	Q	I	01	420,000
GRANTOR: OMANA MARIA ELENA VAN						
GRANTEE: CUTSHAW PRICHARD &						
2232/0341	10/15/2018	WD	U	I	11	100
GRANTOR: CHASE BERTRAM P III &						
GRANTEE: OMANA MARIA E VANDE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W30 FOP=[YR=1993] W22S16 BAS=[YR=1993] W42S35 E36 FOP=[YR=1993] S8 E28N8W28$ E28N35W22$ E22N16$ S31E30N31$.

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	33	21	693.00	SF	6.50	6.50	100	1965	1965	3	20	901	
2	0810	CONCRETE A	0	100	39	4	156.00	SF	6.50	6.50	100	1965	1965	3	20	203	
3	0855	CONC PAVER	0	100	0	0	730.00	SF	10.00	10.00	100	2021	2021	3	99	7,227	

LAND DESCRIPTION

TOTAL OB/XF 8,331

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	150.00	136.00	150.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	420,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 420,000 Market: 0 Agricultural: 0 Common: 420,000 PRINTED 07/30/2025 BY SYS