BLOCK 1 LOT 6
IN OR 1652/493
OAK LAWN PARK 1 PB 2/52

FEIGENBAUM BERNARD/RECCHIA SUSAN L
125 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0001-0060

BUILDING CHARACTERISTICS

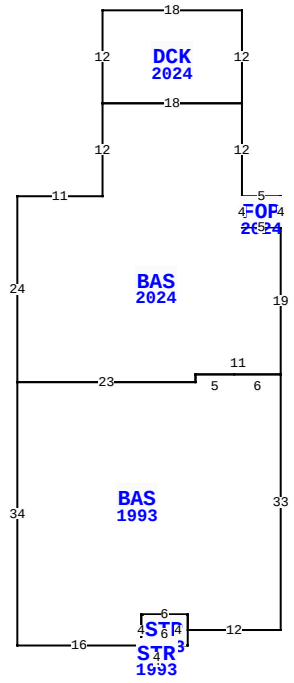
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,119	100	1993	1,119	154,785
BAS	1,001	100	2024	1,001	138,463
DCK	216	10	2024	22	3,043
FOP	20	30	2024	6	830
STP	24	10	1993	2	277
STR	8	10	1993	1	139
TOTALS	2,388			2,151	297,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,151	113.2880	149.54	321,661	1944	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2020 Heated Area: 2120 HX Base Yr 2020



125 S 17TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		297,536
TOTAL MARKET OB/XF VALUE		26,311
TOTAL LAND VALUE - MARKET		214,200
TOTAL MARKET VALUE		538,047
SOH/AGL Deduction		138,229
ASSESSED VALUE		399,818
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		349,096
TOTAL JUST VALUE		538,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222007	REMODEL	280,000	04/05/2022
20100056	DEMOLITION	1,300	01/13/2010
20100018	ELEC OTHER	834	01/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1652/0493	11/30/2009	WD	Q	I	01	160,000
GRANTOR: CAIN JOANNE P						
GRANTEE: FEIGENBAUM BERNARD						
1010/1573	10/03/2001	WD	Q	I	01	90,000
GRANTOR: CAIN KENNETH E JR & E						
GRANTEE: CAIN KENNETH E & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W6 W5 S1 W23 S34 E16 N4 E6 S2 E12 N33 $
STP=[YR=1993;ORIG=-18,35] E6 N4 W6 S4 $
STR=[YR=1993;ORIG=-18,35] S2 E4 N2 W4 $
BAS=[YR=2024;ORIG=0,0] N19 W5 N4 N12 W18 S12 W11 S24 E23 N1 E11 $
FOP=[YR=2024;ORIG=-5,-19] E5 N4 W5 S4 $
DCK=[YR=2024;ORIG=-23,-35] E18 N12 W18 S12 $
.

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	0825	BRICK	0	100	21	21	441.00	SF	12.50	12.50	100	1995	1995	3	90	4,961	
2	0855	CONC PAVER	1	100	0	0	2,135.00	SF	10.00	10.00	100	2024	2023		100	21,350	

LAND DESCRIPTION

TOTAL OB/XF 26,311

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	76.00	137.00	76.50	FF		1.00	1.00	1.00	2,800.00	2,800.00	214,200							

REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 214,200 Market: 0 Agricultural: 0 Common: 214,200 PRINTED 07/30/2025 BY SYS