BLOCK 2 LOT 5
IN OR 1292/126
OAK LAWN PARK #1 PB 2/52

MORRISON JEFF & JANET
114 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0002-0050

BUILDING CHARACTERISTICS

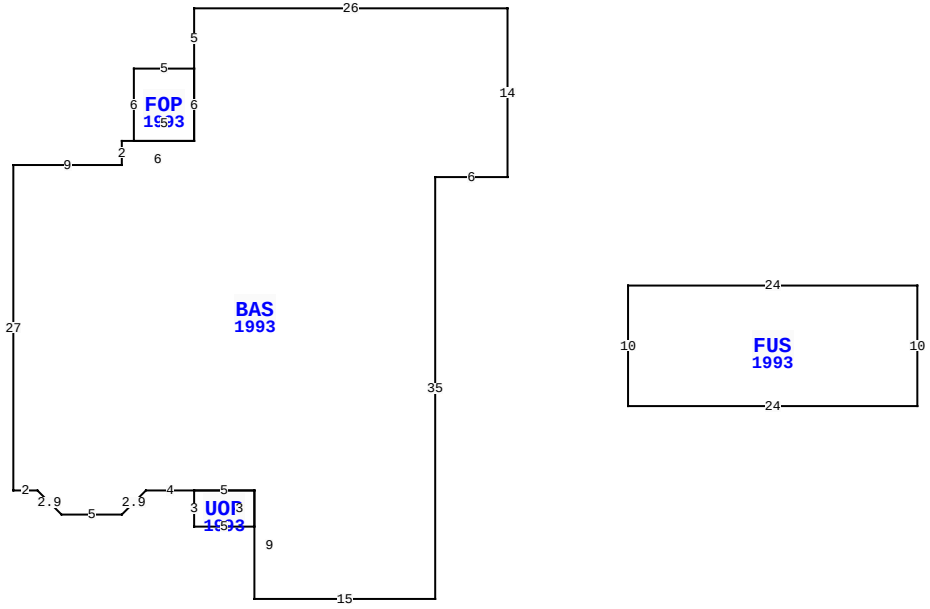
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,450	100	1993	1,450	144,485
FOP	30	30	1993	9	897
FUS	240	100	1993	240	23,915
UOP	15	20	1993	3	299
TOTALS	1,735			1,702	169,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	136.5000	136.50	232,323	1940	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1690 HX Base Yr 2008



114 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		169,596
TOTAL MARKET OB/XF VALUE		10,002
TOTAL LAND VALUE - MARKET		241,472
TOTAL MARKET VALUE		421,070
SOH/AGL Deduction		250,884
ASSESSED VALUE		170,186
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,464
TOTAL JUST VALUE		421,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032444	REPAIR/RRF	2,000	02/03/2003
8038	REPAIR/RRF	1,400	12/15/1993
7520B	REPAIR/RRF	1,900	02/02/1993
5790B	XFOB	500	02/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/0126	2/01/2005	WD	Q	I		255,000
GRANTOR: GEIGER KAY D						
GRANTEE: MORRISON JEFF & JAN						
1003/0880	8/16/2001	WD	Q	I	06	100
GRANTOR: MESSER GEVONIA & KAY						
GRANTEE: GEIGER KAY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S5 FOP=[YR=1993] W5 S6 E5 N6 $ S6 W6 S2 W9 S27 E2 D2 R2 E5 R2 U2 E4 UOP=[YR=1993] S3 E5 N3 W5 $E5 S9 E15 N35 E6 N14 $ PTR= E10S23 FUS=[YR=1993] E24 S10 W24 N10 $N23W10 $.

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	0510	GARAGE WD-	0	100	32	21	672.00	SF	35.00	35.00	100	1980	1980	3	20	4,704	
2	0812	CONCRETE C	0	100	0	0	1,016.00	SF	4.00	4.00	100	2015	2015	3	95	3,861	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1945	1945	3	20	400	
4	0810	CONCRETE A	0	100	28	4	112.00	SF	6.50	6.50	100	2016	2016	3	95	692	
5	1242	WD DECK A	0	100	9	10	90.00	SF	10.00	10.00	100	1995	1995	3	20	180	
6	1076	TRELLIS A	0	100	10	11	110.00	SF	7.50	7.50	100	1995	1995	3	20	165	

LAND DESCRIPTION

TOTAL OB/XF 10,002

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	77.00	137.00	77.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	241,472							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 241,472 Market: 0 Agricultural: 0 Common: 241,472 PRINTED 07/30/2025 BY SYS