BLOCK 2 LOT 11
OAK LAWN PARK #1 PB 2/52

BURNS PATRICIA C TRUST/BURNS PATRICIA C TRUSTEE
126 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0002-0110

BUILDING CHARACTERISTICS

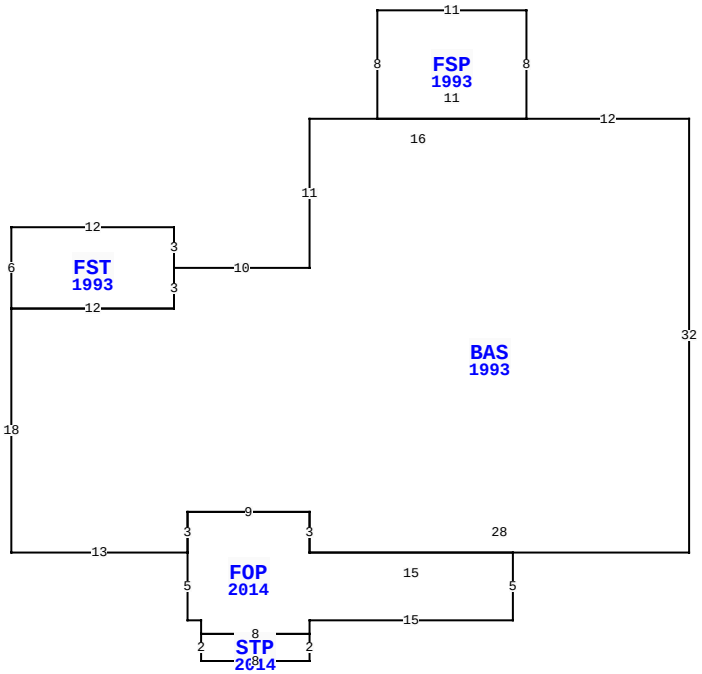
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,295	100	1993	1,295	123,368
FOP	155	30	2014	46	4,382
FSP	88	40	1993	35	3,334
FST	72	55	1993	40	3,811
STP	16	10	2014	2	190
TOTALS	1,626			1,418	135,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	112.7360	112.74	159,865	1949	2000	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1295 HX Base Yr 2007



126 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1949	1949	3	20	700	
2	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	2014	2014	3	94	293	
3	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	2006	2006	3	86	5,031	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		135,086
TOTAL MARKET OB/XF VALUE		6,024
TOTAL LAND VALUE - MARKET		203,840
TOTAL MARKET VALUE		344,950
SOH/AGL Deduction		222,371
ASSESSED VALUE		122,579
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,857
TOTAL JUST VALUE		344,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142024	ADDPORCH	24,000	09/16/2014
20111264	H/AC	3,100	07/29/2011
20060748	REMODEL	1,200	04/13/2006
20060609	REMODEL	1,000	03/24/2006
20060583	REPAIR/RRF	3,700	03/21/2006
20060548	REPAIR/RRF	10,000	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1464	5/23/2024	WD	U	I	11	100
GRANTOR: BURNS PATRICIA CARROL						
GRANTEE: BURNS PATRICIA C TR						
1468/1477	12/29/2006	WD	Q	I		220,000
GRANTOR: FOSTER PAMELA L						
GRANTEE: BURNS PATRICIA CARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=1993] N8W11S8E11 $ W16 S11 W10 FST=[YR=1993] N3 W12 S6E12N3$S3W12 S18E13 FOP=[YR=2014] S5 E1 S1 STP=[YR=2014] S2 E8 N2 W8$ E8 N1 E15 N5 W15 N3 W9 S3$ N3 E9 S3 E28 N32$.

LAND DESCRIPTION

TOTAL OB/XF 6,024

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	65.00	137.00	65.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	203,840							

REVIEW DATE 06/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 203,840 Market: 0 Agricultural: 0 Common: 203,840 PRINTED 07/30/2025 BY SYS