BLK 4 LOT 1
OAKLAWN PARK #1 S/D PBK 2/52
& BLK 4 LOT 3

YEAGER TIMOTHY W & EMILY KAY
201 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0004-0010

BUILDING CHARACTERISTICS

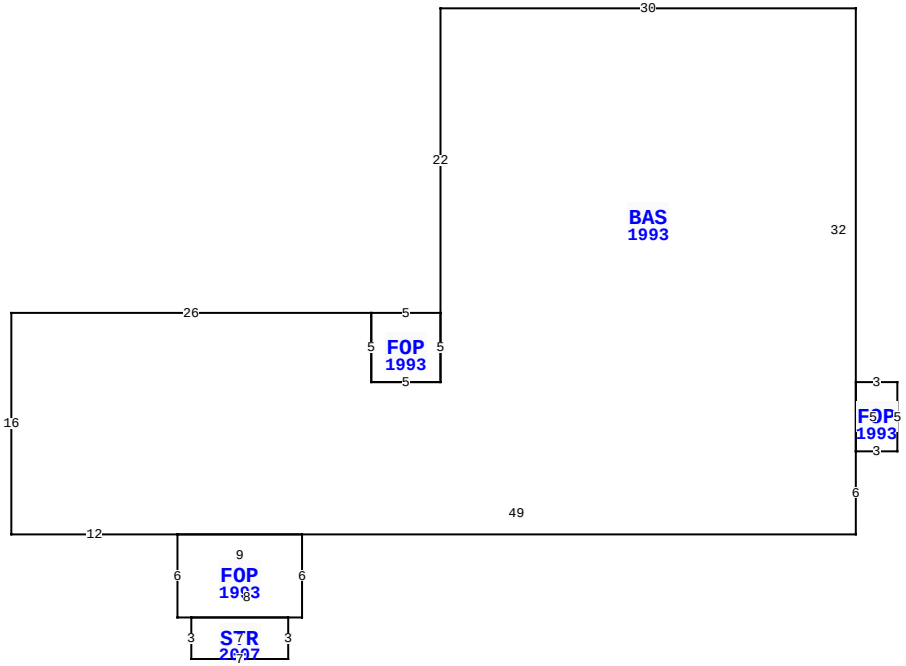
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,611	100	1993	1,611	142,839
FOP	15	30	1993	4	354
FOP	25	30	1993	8	709
FOP	54	30	1993	16	1,419
STR	21	10	2007	2	178
TOTALS	1,726			1,641	145,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,641	113.3118	113.31	185,942	1952	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2008 Heated Area: 1611 HX Base Yr 2008



201 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	0810	CONCRETE A	0	100	26	18	468.00	SF	6.50	6.50	100	1960	1960	3	20	608	
2	0510	GARAGE WD-	0	100	27	21	567.00	SF	35.00	35.00	100	1970	1970	3	20	3,969	
3	0940	SHEDS/PORT	0	100	7	9	63.00	SF	30.00	30.00	100	1995	1995	3	20	378	
4	1242	WD DECK A	0	100	0	0	280.00	SF	10.00	10.00	100	1995	1995	3	20	560	
5	1076	TRELLIS A	0	100	11	21	231.00	SF	7.50	7.50	100	2007	2007	3	44	762	
6	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2012	2012	3	92	3,680	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,500
TOTAL MARKET OB/XF VALUE		9,957
TOTAL LAND VALUE - MARKET		384,696
TOTAL MARKET VALUE		540,153
SOH/AGL Deduction		375,287
ASSESSED VALUE		164,866
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,144
TOTAL JUST VALUE		540,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072130	OTHER	750	11/28/2007
20072113	REPAIR/RRF	5,000	11/27/2007
20072102	ELEC OTHER	900	11/20/2007
20072081	H/AC	5,000	11/09/2007
20060793	XFOB	4,311	04/17/2006
20033289	OTHER	1,000	06/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1211	9/06/2007	WD	Q	I		258,000
GRANTOR: PRIEST VALERIE J & JO						
GRANTEE: YEAGER TIMOTHY W &						
0940/1430	7/14/2000	WD	Q	I		108,500
GRANTOR: TRULUCK JANE P/R FOR						
GRANTEE: PRIEST VALERIE J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S22 FOP=[YR=1993] W5S5E5 N5$ S5W5N5W26 S16 E12 FOP=[YR=1993] S6 E1 STR=[YR=2007] S3E7N3W7$ E8N6 W9$ E49 N6 FOP=[YR=1993] E3N5W3S5$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 9,957

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	137.00	162.00	137.00	FF	1	1.17	1.00	1.17	2,400.00	2,808.00	384,696							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 384,696 Market: 0 Agricultural: 0 Common: 384,696 PRINTED 07/30/2025 BY SYS