BLOCK 3 LOT 6
IN OR 2064/620
OAK LAWN PARK 2 PB 3/25

EITEL JON CHRISTOPHER
204 S 17TH ST
FERNANDINA BEACH, FL 32034-2826

2025

00-00-31-150B-0003-0060

BUILDING CHARACTERISTICS

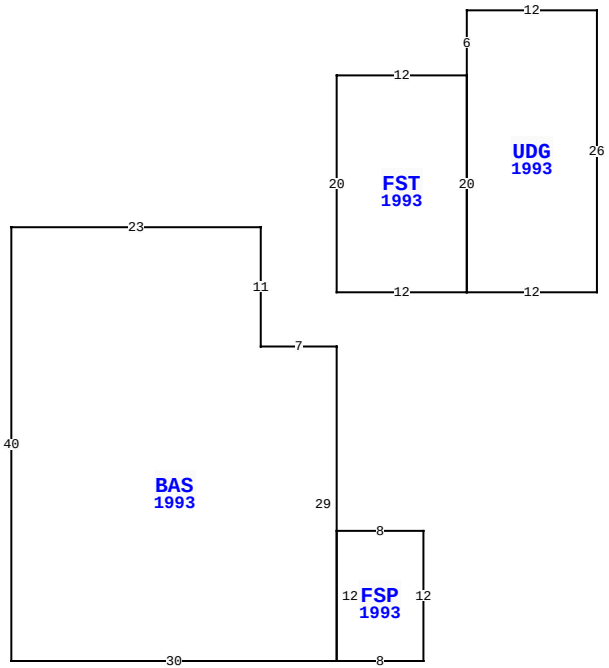
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,123	100	1993	1,123	83,888
FSP	96	40	1993	38	2,839
FST	240	55	1993	132	9,860
UDG	312	55	1993	172	12,849
TOTALS	1,771			1,465	109,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,465	98.9400	98.94	144,947	1952	1990	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1123 HX Base Yr 2017



204 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	03/18/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		109,435
TOTAL MARKET OB/XF VALUE		135
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		300,970
SOH/AGL Deduction		168,864
ASSESSED VALUE		132,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,384
TOTAL JUST VALUE		300,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052861	REMODEL	3,000	10/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2064/0620	8/08/2016	WD	Q	I	01	120,000
GRANTOR: REID GREGG A						
GRANTEE: EITEL JON CHRISTOPH						
1397/0651	3/20/2006	QC	Q	I	01	100
GRANTOR: REID GREGG A						
GRANTEE: REID GREGG A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N11 W23 S40 E30 FSP=[YR=1993] E8 N12 W8 S12 $ N29 $ PTR=N5 FST=[YR=1993] N20E12 UDG=[YR=1993] N6E12S26W12N20$ S20W12$ S5$.

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	4	104.00	SF	6.50	6.50	100	1952	1952	3	20	135	

LAND DESCRIPTION

TOTAL OB/XF 135

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	87.00	137.00	87.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	191,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 07/30/2025 BY SYS