BLOCK 3 LOT 10
IN OR 1668/449
OAK LAWN PARK #2 PB 3/25

OUTTEN ERIC W & AMY LYNN
208 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0003-0100

BUILDING CHARACTERISTICS

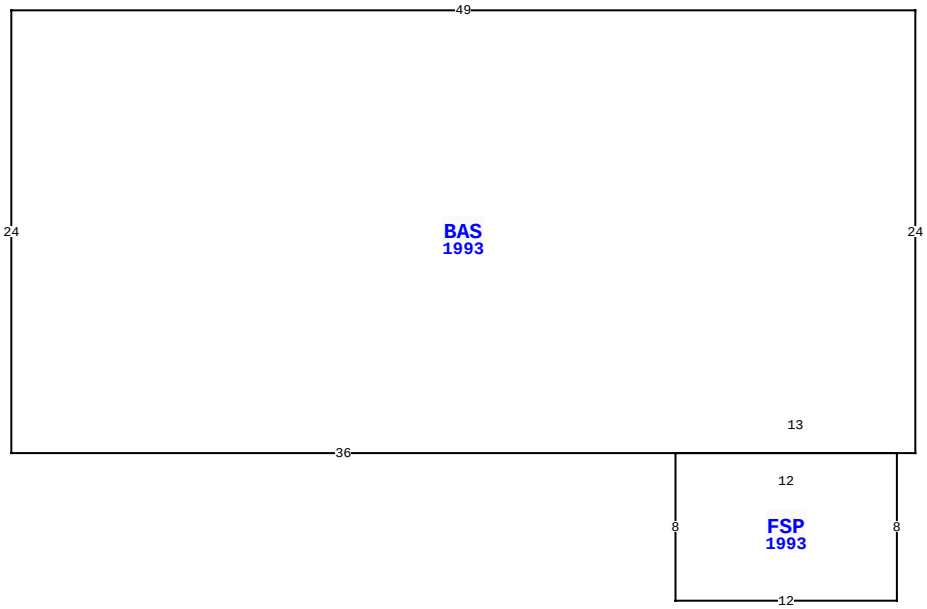
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	1,176	100	1993	1,176	106,569
FSP	96	40	1993	38	3,444
TOTALS	1,272			1,214	110,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,214	109.1800	109.18	132,545	1955	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1176 HX Base Yr 2014



208 S 17TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,012
TOTAL MARKET OB/XF VALUE		2,066
TOTAL LAND VALUE - MARKET		180,400
TOTAL MARKET VALUE		292,478
SOH/AGL Deduction		179,685
ASSESSED VALUE		112,793
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,071
TOTAL JUST VALUE		292,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1668/0449	3/10/2010	WD	U	I	12	70,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: OUTTEN ERIC W & AMY						
1634/0672	8/10/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S24 E36 FSP=[YR=1993] S8 E12 N8 W12 $ E13 N24 $.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1985	1985	3	20	720	
2	0810	CONCRETE A	0	100	9	50	450.00	SF	6.50	6.50	100	1977	1977	3	27	790	
3	1243	WD DECK F	0	100	3	8	24.00	SF	8.00	8.00	100	1984	1984	3	20	38	
4	0681	POLE SHED	0	100	8	12	96.00	SF	15.00	15.00	100	2005	2005	3	36	518	

LAND DESCRIPTION

TOTAL OB/XF 2,066

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	82.00	137.00	82.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	180,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,400 Market: 0 Agricultural: 0 Common: 180,400 PRINTED 07/30/2025 BY SYS