

BLOCK 3 LOT 18
IN OR 2204/1448
OAK LAWN PARK #2 PB 3/25

RAWLS MICHELLE B & JOHN G III
306 SOUTH 17TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0003-0180



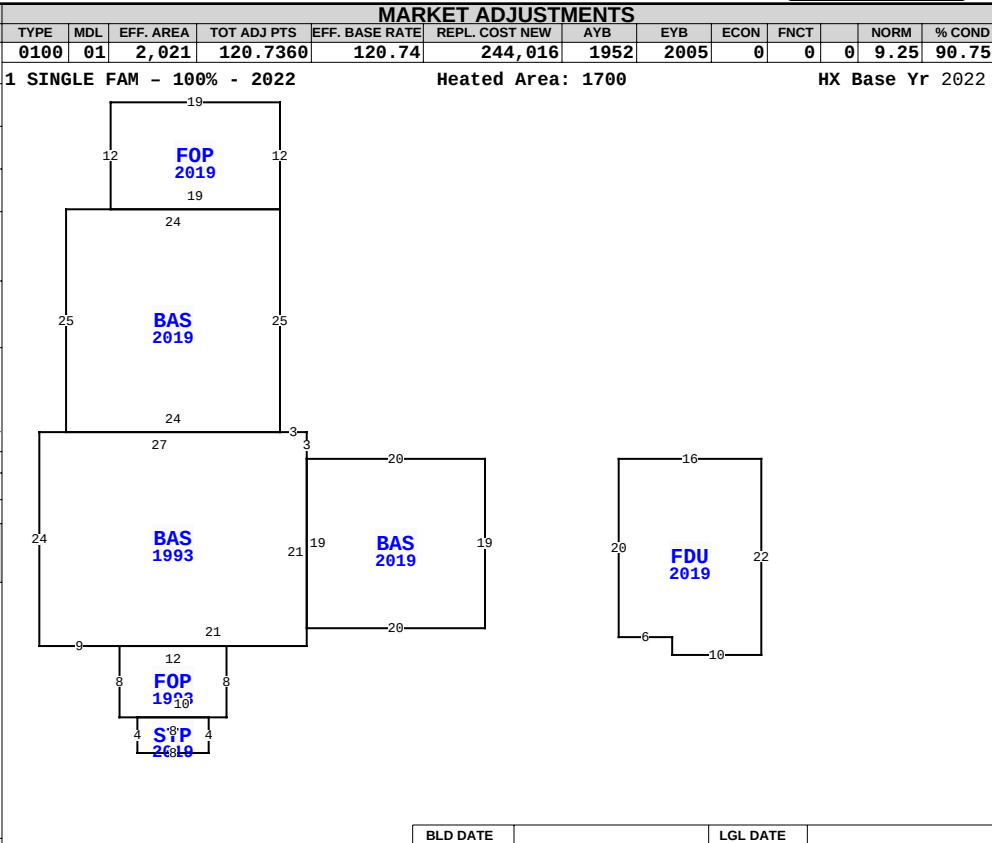
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05
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	720	100	1993	720	78,892
BAS	380	100	2019	380	41,637
BAS	600	100	2019	600	65,743
FDU	340	65	2019	221	24,216
FOP	96	30	1993	29	3,177
FOP	228	30	2019	68	7,451
STP	32	10	2019	3	329
TOTALS	2,396			2,021	221,445

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A

LAND DESCRIPTION	CLAS	RES
1 000100	C	RES



306 S 17TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															5,220
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100	0006	R-1	90.00	137.00	90.00	FF		1.00	1.00	1.00	2,200.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		236,128	
TOTAL MARKET OB/XF VALUE		5,220	
TOTAL LAND VALUE - MARKET		198,000	
TOTAL MARKET VALUE		439,348	
SOH/AGL Deduction		40,727	
ASSESSED VALUE		398,621	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		347,899	
TOTAL JUST VALUE		439,348	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211500	GARAGE	0	09/22/2021
20182646	REMODEL	120,444	07/30/2018
969614	REPAIR/RRF	2,000	02/19/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2204/1448	6/18/2018	WD	Q	I	01	185,000	
GRANTOR: COLLINS CHRISTOPHER C							
GRANTEE: RAWLS MICHELLE B &							
1896/1188	12/31/2013	WD	Q	I	02	104,000	
GRANTOR: BEAN AARON ETAL							
GRANTEE: COLLINS CHRISTOPHER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W20 BAS=[YR=1993] N3 W3 BAS=[YR=2019] N25 FOP=[YR=2019] N12 W19 S12 E19\$ W24 S25 E24\$ W27 S24 E9 FOP=[YR=1993] S8 E2 STP=[YR=2019] S4 E8 N4 W8\$ E10 N8 W12\$ E21 N21\$ S19 E20 N19\$ PTR=E15 FDU=[YR=2019] E16 S22 W10 N2 W6 N20\$ W15\$.									

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