BLOCK 4 LOT 5
IN OR 1275/344
OAK LAWN PARK 2 PB 3 PG 25

CHESHIRE LISA A
205 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	15	CONC BLOCK 20
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		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

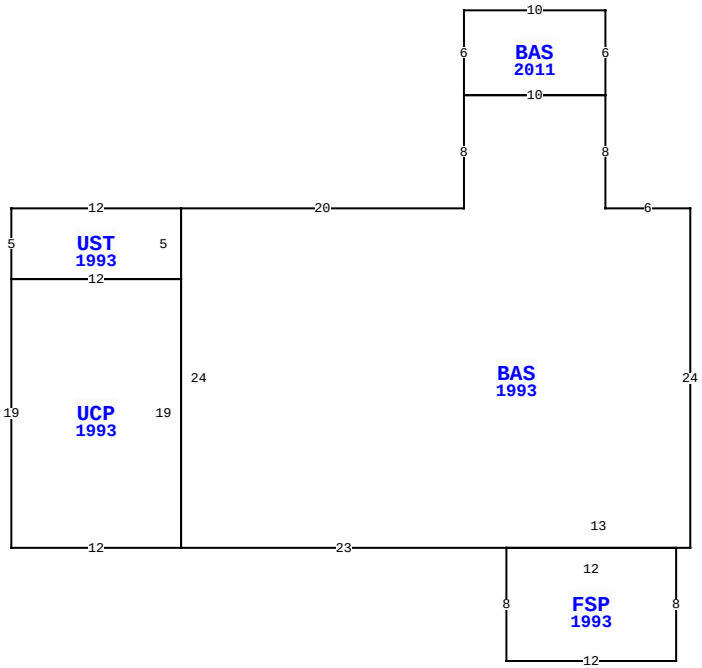
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	944	100	1993	944	75,764
BAS	60	100	2011	60	4,815
FSP	96	40	1993	38	3,050
UCP	228	20	1993	46	3,692
UST	60	45	1993	27	2,167
TOTALS	1,388			1,115	89,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,115	100.7000	100.70	112,280	1952	1995	0	0	0	20.30	79.70

1 SINGLE FAM – 100% - 2001 Heated Area: 1004 HX Base Yr 2001



205 S 17TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		89,487
TOTAL MARKET OB/XF VALUE		802
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		272,889
SOH/AGL Deduction		199,640
ASSESSED VALUE		73,249
TOTAL EXEMPTION VALUE	HX HB	48,249
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		272,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121596	HVAC	2,500	08/07/2012
20041066	XFOB	4,000	06/10/2004
20022081	CHNGE SRVC	1,000	12/06/2002
2003694	REPAIR/RRF	1,490	08/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0344	11/18/2004	WD	U	I	07	100
GRANTOR: BATTEN VIRGINIA & PAU						
GRANTEE: CHESHIRE LISA A						
0963/1408	12/22/2000	WD	U	I	07	100
GRANTOR: BATTEN VIRGINIA & PAU						
GRANTEE: CHESHIRE LISA A						

BUILDING NOTES

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	0	0	274.00	SF	6.50	6.50	100	1952	1952	3	20	356	
2	1243	WD DECK F	0	100	0	0	310.00	SF	3.20	3.20	100	2011	2011	3	45	446	

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N8BAS=[YR=2011] N6W10S6 E10$ W10 S8 W20
UST=[YR=1993] W12 S5 UCP=[YR=1993] S19 E12N19 W12 $ E12 N5 $
S24 E23 FSP=[YR=1993] S8 E12 N8 W12 $ E13 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 802

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	83.00	137.00	83.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	182,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 07/30/2025 BY SYS