BLOCK 4 LOT 7
IN OR 702/684
OAK LAWN PARK 2 PB 3/25

SULLIVAN AMY K
207 S 17TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-150B-0004-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

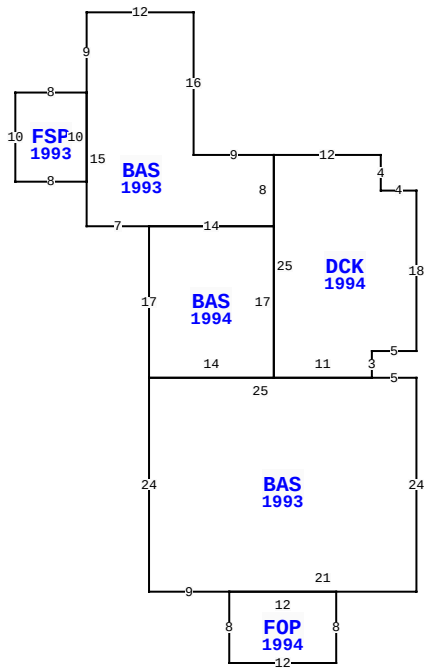
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| 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 | 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 | 360 | 100 | 1993 | 360 | 27,878 |
| BAS | 720 | 100 | 1993 | 720 | 55,756 |
| BAS | 238 | 100 | 1994 | 238 | 18,430 |
| DCK | 369 | 10 | 1994 | 37 | 2,865 |
| FOP | 96 | 30 | 1994 | 29 | 2,245 |
| FSP | 80 | 40 | 1993 | 32 | 2,478 |
| TOTALS | 1,863 | | | 1,416 | 109,653 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,416 | 106.0800 | 106.08 | 150,209 | 1952 | 1985 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM – 100% - 1995 Heated Area: 1318 HX Base Yr 1995




207 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 | | 109,653 |
| TOTAL MARKET OB/XF VALUE | | 780 |
| TOTAL LAND VALUE - MARKET | | 182,600 |
| TOTAL MARKET VALUE | | 293,033 |
| SOH/AGL Deduction | | 213,514 |
| ASSESSED VALUE | | 79,519 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 28,797 |
| TOTAL JUST VALUE | | 293,033 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 288,267 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7327 | ADDITION | 18,000 | 09/17/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0702/0684 | 4/14/1994 | WD | Q | I | | 50,000 |
| GRANTOR: MAIN MADELYN S | | | | | | |
| GRANTEE: SULLIVAN AMY K | | | | | | |
| 0041/5001 | 3/01/1984 | WD | Q | I | | 27,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W5 DCK=[YR=1994] N3E5N18W4N4 W12 BAS=[YR=1993] W9N16 W12S9 FSP=[YR=1993] W8S10E8N10$ S15E7 BAS=[YR=1994] S17E14N17W14$ E14N8$ S25E11$ W25S24E9 FOP=[YR=1994] S8E12 N8W12$ E21N24$.

## 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 | 13 | 10 | 130.00 | SF | 30.00 | 30.00 | 100 | 1994 | 1994 | 3 | 20 | 780 | |

## LAND DESCRIPTION

TOTAL OB/XF 780

| 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