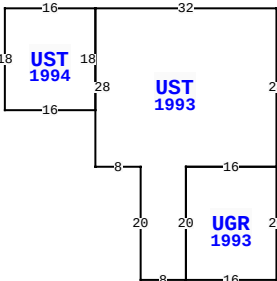


TRACY AMY LYNN & KENNETH JOHN
505 SOUTH 17TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-150F-0007-0160

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	17	CB STUCCO	60	0100	01	2,226	103.2920	103.29	229,924	1957	1987	0	0	0	18.50	81.50													
Exterior Wall	16	WD FR STUC	40	1 SINGLE FAM - 100% - 2024										Heated Area: 1453															
Roof Structure	03	GABLE/HIP	100											HX Base Yr 2024															
Roof Cover	03	COMP SHNGL	100																										
Interior Wall	05	DRYWALL	100																										
Interior Floor	14	CARPET	80																										
Interior Floor	08	SHT VINYL	20																										
Air Condition	03	CENTRAL	100																										
Heating Type	04	AIR DUCTED	100																										
Bedrooms	3	100																											
Bathrooms	1	100																											
Frame	03	MASONRY	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	1,453	100	1993	1,453	122,315																								
FOP	80	30	1993	24	2,020																								
UGR	320	45	1993	144	12,122																								
UST	1,056	45	1993	475	39,986																								
UST	288	45	1994	130	10,944																								
TOTALS		3,197		2,226	187,388																								
EXTRA FEATURES										505 S 17TH ST, FERNANDINA BEACH																			
L N	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	0100	0	0	1,200.00	SF	6.50	6.50	100	1992	1992	3	62	4,836														
2	1243	WD DECK F	0100	20	12	240.00	SF	3.20	3.20	100	1992	1992	3	20	154														
TOTAL OB/XF 4,990																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	86.00	137.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS																													