LOT 9
PHOENIX WALK PB 5/55

BAYER BRANT & MELISSA
17 ZACHARY CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1635-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

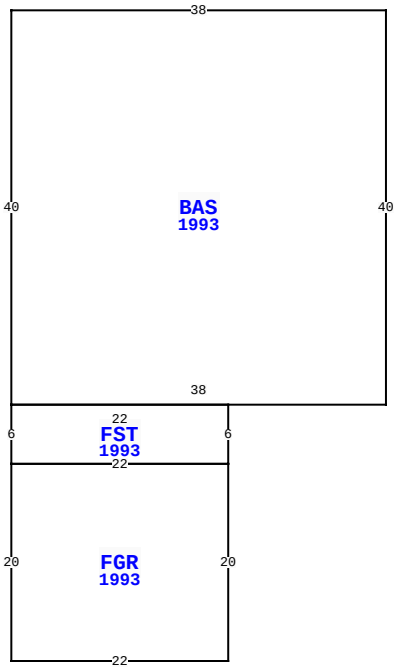
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1993	1,520	231,466
FGR	440	55	1993	242	36,851
FST	132	55	1993	73	11,117
TOTALS	2,092			1,835	279,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,835	169.2000	169.20	310,482	1984	2004	0	0	0	10.00	90.00

1 TOWNHOUSE - 100% - 2021 Heated Area: 1520 HX Base Yr 2021



17 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 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		279,434
TOTAL MARKET OB/XF VALUE		2,286
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		606,720
SOH/AGL Deduction		204,275
ASSESSED VALUE		402,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,723
TOTAL JUST VALUE		606,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110038	H/AC	4,000	01/06/2011
B032711	REPAIR/RRF	3,000	03/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2311/1622	10/11/2019	WD	Q	I	01	395,000
GRANTOR: VERRIER TRACEY H						
GRANTEE: BAYER BRANT & MELIS						
2239/0638	11/19/2018	WD	Q	I	01	288,000
GRANTOR: MILLER EVELYN T LIVIN						
GRANTEE: VERRIER TRACEY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S40 FST=[YR=1993] S6 FGR=[YR=1993] S20 E22 N20 W22$ E22 N6 W22$ E38 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0801	ASPHALT A	0	100	0	0	130.00	SF	3.00	3.00	100	1984	1984	3	50	195	
3	1126	CB/STC 8"	0	100	0	0	45.00	SF	8.00	8.00	100	1984	1984	3	41	148	
4	0810	CONCRETE A	0	100	0	0	20.00	SF	6.50	6.50	100	1984	1984	3	41	53	

LAND DESCRIPTION

TOTAL OB/XF 2,286

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	000310	C	TOWNHOUSE	100		R-1	39.00	104.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS