

BLOCK 1 LOT 26
CITY OF FDNA BEACH
IN OR 2716/59

STAPLETON RUSSELL BERTCHMAN & AMY ELLEN
17 N 2ND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0001-0260



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	20	FACE BRICK 70	0500	12	2,879	221.0269	349.22	1,005,404	2024	2024	0	0	0.00	100.00	VALUATION BY STANDARD										
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2025												Heated Area: 2316										
Roof Structure	02	SHED 100													HX Base Yr 2025										
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 50																							
Interior Floor	12	HARDWOOD 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 70																							
Frame	03	MASONRY 30																							
Stories	3.	3. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality	06	Quality Level 06																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA													01										
NEIGHBORHOOD/LOC	1005.0400																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	90	100	2025	90	31,430																				
FGR	462	55	2025	254	88,702																				
FST	561	55	2025	309	107,909																				
FUS	1,113	100	2025	1,113	388,682																				
FUS	1,113	100	2025	1,113	388,682																				
TOTALS	3,339			2,879	1,005,404																				
EXTRA FEATURES						17 N 2ND 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	0409	ELEVATOR R	0	100	0	0	1.00	UT	12,750.00	12,750.00	100	2025	2024		100	12,750									
2	0855	CONC PAVER	0	100	0	0	641.00	SF	10.00	10.00	100	2025	2024		100	6,410									
TOTAL OB/XF 19,160																									
LAND DESCRIPTION																									
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	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	RES	100	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.20	1.20	60.00	72.00	180,000								
REVIEW DATE 07/17/2024 BY HS Total Acres: 0.06 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/944	6/21/2024	SW	Q	I	01	1,397,800

GRANTOR: ARTISAN HOMES LLC

GRANTEE: STAPLETON RUSSELL B

2495/1679	9/10/2021	WD	Q	V	05	950,000
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GRANTOR: DOWNTOWN CRAB LLC

GRANTEE: ARTISAN HOMES LLC

BUILDING DIMENSIONS

FST=[YR=2025;ORIG=-80,0] E21 S31 W21 E6 N15 W6 N16 \$
FGR=[YR=2025;ORIG=-80,31] E21 S22 W21 N22 \$
FUS=[YR=2025;ORIG=-50,0] E21 S53 W21 N53 \$
FUS=[YR=2025;ORIG=-20,0] E21 S53 W21 N53 \$
BAS=[YR=2025;ORIG=-80,16] E6 S15 W6 N15 \$