BLK 216 N1/2 OF TRACT D OF
LOT 2 & TRACT C OF LOT 1
IN OR 1609/1251 & OR 1599/378

TRAEYE MIRIAM R/TRAEYE CYRIL A
217 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0216-02D1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

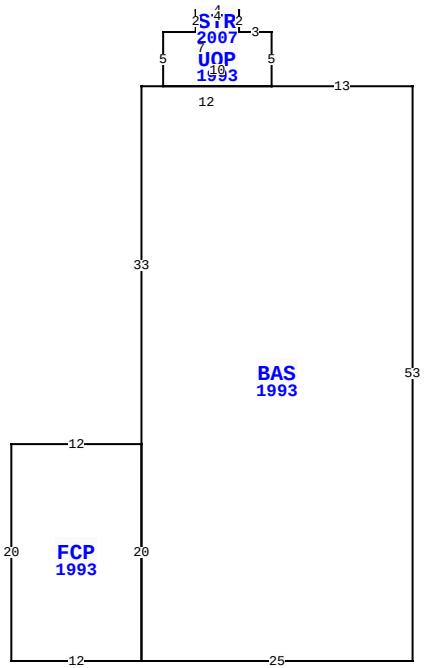
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1993	1,325	106,823
FCP	240	25	1993	60	4,838
STR	8	10	2007	1	81
UOP	50	20	1993	10	806
TOTALS	1,623			1,396	112,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,396	118.5600	118.56	165,510	1952	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2002 Heated Area: 1325 HX Base Yr 2002



217 DIVISION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,547
TOTAL MARKET OB/XF VALUE		1,423
TOTAL LAND VALUE - MARKET		348,300
TOTAL MARKET VALUE		462,270
SOH/AGL Deduction		364,864
ASSESSED VALUE		97,406
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,684
TOTAL JUST VALUE		462,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051475	H/AC	3,000	03/29/2005
B9122	REPAIR/RRF	3,000	06/05/1995
7369	REPAIR/RRF	1,270	10/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1609/1251	1/29/2009	WD	U	I	11	100

GRANTOR: TRAEYE CYRIL A & MIRI
GRANTEE: TRAEYE CYRIL A & MI

1518/1378	8/13/2007	WD	Q	I	01	100

GRANTOR: TRAEYE CYRIL A & MIRA
GRANTEE: TRAEYE CYRIL A & MI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N5W3 STR=[YR=2007] N2W4S2E4$W7 S5 E10$ W12 S33 FCP=[YR=1993] W12S20 E12 N20 $ S20 E25 N53$.

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	10	11	110.00	SF	30.00	30.00	100	1981	1981	3	20	660	
2	0810	CONCRETE A	0	100	28	10	280.00	SF	6.50	6.50	100	1981	1981	3	32.5	592	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1981	1981	3	32.5	171	

LAND DESCRIPTION

TOTAL OB/XF 1,423

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-2	43.00	100.00	43.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	116,100							
2	000100	C	RES	100	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 348,300 Market: 0 Agricultural: 0 Common: 348,300 PRINTED 07/30/2025 BY SYS