BLOCK 242 E50' OF S142'LOT 5
CITY OF FDNA BEACH

KNIGHT BONNIE W & KENNETH W
1317 DATE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0242-0051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

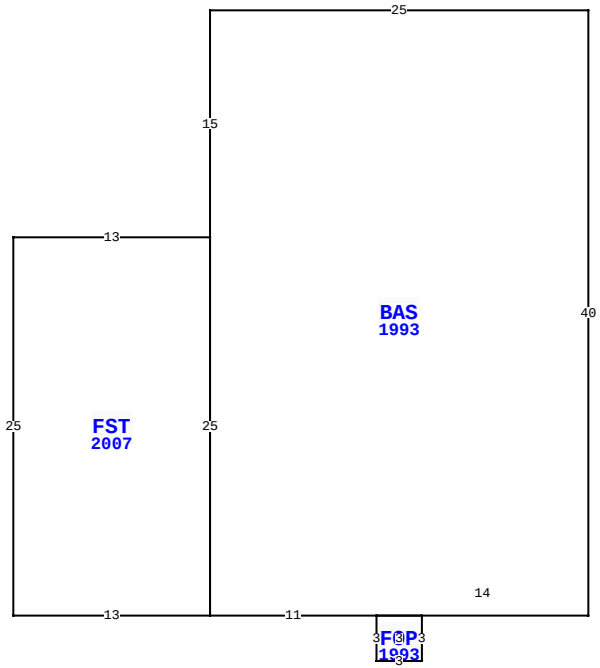
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	145,179
FOP	9	30	1993	3	435
FST	325	55	2007	179	25,987
TOTALS	1,334			1,182	171,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,182	115.1700	152.02	179,688	1990	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2024 Heated Area: 1000 HX Base Yr 2024



1317 DATE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		171,602
TOTAL MARKET OB/XF VALUE		2,064
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		308,666
SOH/AGL Deduction		2,529
ASSESSED VALUE		306,137
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,415
TOTAL JUST VALUE		308,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5961	NEW CONSTR	35,600	05/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1441	11/24/2021	WD	Q	I	01	359,000
GRANTOR: JPACK PROPERTIES LLC						
GRANTEE: KNIGHT BONNIE W & K						
2454/1200	4/20/2021	WD	Q	I	01	297,000
GRANTOR: CANNON JOSHUA L & VIC						
GRANTEE: JPACK PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S15 FST=[YR=2007] W13 S25 E13 N25$ S25 E11
FOP=[YR=1993] S3 E3 N3 W3$ E14 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	0810	CONCRETE A	0	100	0	0	557.00	SF	6.50	6.50	100	1990	1990	3	57	2,064	

LAND DESCRIPTION

TOTAL OB/XF 2,064

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		R-2	50.00	142.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS