BLOCK 242 SUB H OF 2
CITY OF FDNA BEACH

DOBSON JASON MICHAEL & KIMBERLY
217 HERBERT DOUGLAS DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0242-02H0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

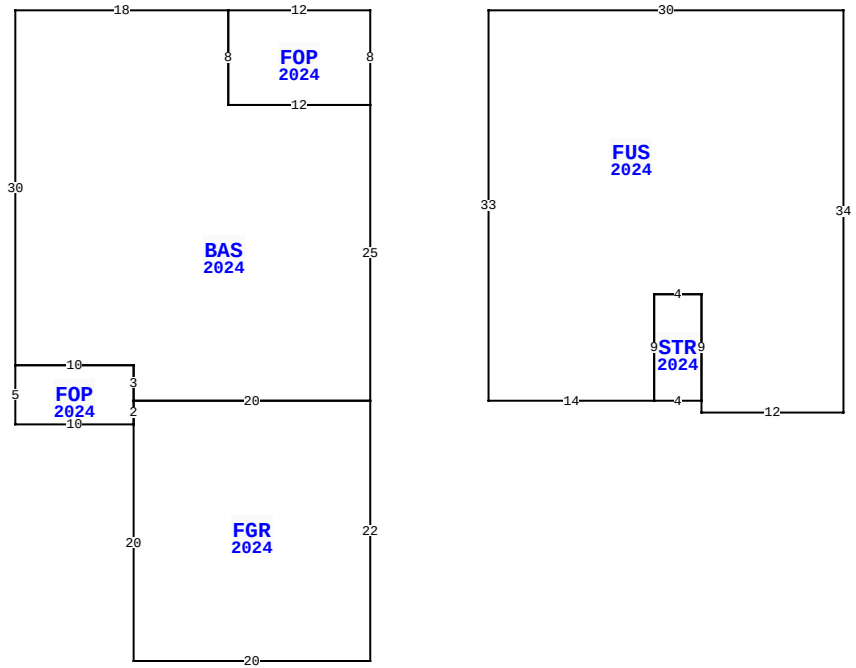
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2024	864	171,392
FGR	440	55	2024	242	48,006
FOP	50	30	2024	15	2,976
FOP	96	30	2024	29	5,753
FUS	966	100	2024	966	191,625
STR	36	10	2024	4	793
TOTALS	2,452			2,120	420,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,120	125.5478	198.37	420,544	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 1830 HX Base Yr 2025



217 HERBERT DOUGLAS DR, 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		420,544
TOTAL MARKET OB/XF VALUE		4,020
TOTAL LAND VALUE - MARKET		118,422
TOTAL MARKET VALUE		542,986
SOH/AGL Deduction		0
ASSESSED VALUE		542,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		492,264
TOTAL JUST VALUE		542,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222134	NEW CONSTR	0	05/25/2022
2022-2134	COC		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1991	12/03/2024	WD	Q	I	01	595,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: DOBSON JASON MICHAE						
2566/0830	5/25/2022	WD	Q	V	05	649,500
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W12 N8 W18 S30 E10 S3 E20 N25 $
FOP=[YR=2024;ORIG=68,-8] E12 S8 W12 N8 $
FOP=[YR=2024;ORIG=50,22] E10 S3 S2 W10 N5 $
FGR=[YR=2024;ORIG=60,25] S2 S20 E20 N22 W20 $
FUS=[YR=2024;ORIG=90,-8] E30 S34 W12 N1 N9 W4 S9 W14 N33 $
STR=[YR=2024;ORIG=104,16] E4 S9 W4 N9 $
.

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	0811	CONCRETE B	0	100	0	0	773.00	SF	5.20	5.20	100	2024	2023		100	4,020	

LAND DESCRIPTION

TOTAL OB/XF 4,020

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	43.00	102.00	43.00	FF	1	1.02	1.00	1.02	2,700.00	2,754.00	118,422							

REVIEW DATE 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 118,422 Market: 0 Agricultural: 0 Common: 118,422 PRINTED 07/30/2025 BY SYS