BLOCK A LOT S55 1/2 FT OF 1
ATLANTIC HIGHLANDS SUB
DB 39/297

LAROSE SUZANNE ELIZABETH
655 OSPREY LANDING DRIVE
LAKELAND, FL 33813

2026

00-00-31-1060-000A-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

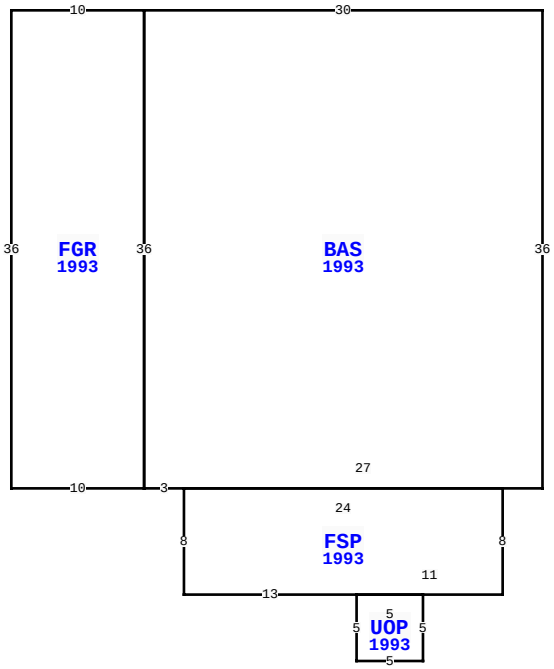
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	105,857
FGR	360	55	1993	198	19,407
FSP	192	40	1993	77	7,547
UOP	25	20	1993	5	490
TOTALS	1,657			1,360	133,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	117.4160	123.29	167,674	1939	1984	0	0	0	20.50	79.50

1 SINGLE FAM 0% - 2024 Heated Area: 1080 HX Base Yr



15 N 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,301
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	389,101
SOH/AGL Deduction	0
ASSESSED VALUE	389,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,101
TOTAL JUST VALUE	389,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110092	OTHER	2,400	01/20/2011
6166	REMODEL	9,500	09/12/1990
2023-0344	COC-POYTNER CONTR		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0970	2/22/2023	WD	Q	I	01	405,000
GRANTOR: DRUMMETER MARK E TRUS						
GRANTEE: LAROSE SUZANNE ELIZ						
1167/0801	9/02/2003	QC	Q	I	01	100
GRANTOR: DRUMMETER MARK E						
GRANTEE: DRUMMETER MARK E TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FGR=[YR=1993] W10 S36 E10 N36$ S36 E3
FSP=[YR=1993] S8 E13 UOP=[YR=1993] S5 E5 N5 W5$E11 N8 W24 $
E27 N36$.

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	0	8	10	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
5	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	2002	2002	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0	0006	R-1	55.00	98.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS