BLOCK I LOT N1/2 OF 3
ATLANTIC HIGHLANDS SUB
DB39/297

CONKLIN MICHAEL L & LAUREL L
103 N 17TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000I-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
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		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

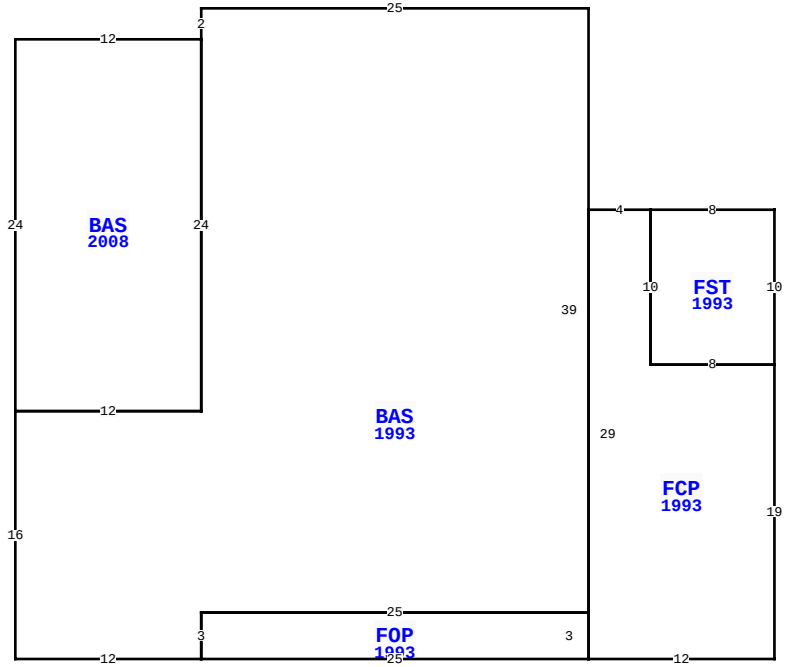
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,167	100	1993	1,167	97,749
BAS	288	100	2008	288	24,123
FCP	268	25	1993	67	5,612
FOP	75	30	1993	22	1,843
FST	80	55	1993	44	3,686
TOTALS	1,878			1,588	133,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,588	111.1800	116.74	185,383	1961	1980	0	0	0	28.25	71.75

1 SINGLE FAM 100% - 2021 Heated Area: 1455 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

103 N 17TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		133,012
TOTAL MARKET OB/XF VALUE		5,107
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		438,119
SOH/AGL Deduction		165,085
ASSESSED VALUE		273,034
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,623
TOTAL JUST VALUE		438,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070972	REPAIR/RRF	5,900	06/04/2007
20051775	GARAGE	1,000	05/11/2005
6257	REPAIR/RRF	2,796	11/14/1990
BP4310	N/A	300	05/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2360/1544	5/07/2020	QC	U	I	11	100
GRANTOR: CONKLIN LAUREL L						
GRANTEE: CONKLIN MICHAEL L &						
1908/1423	3/24/2014	QC	U	I	11	100
GRANTOR: CONKLIN LAUREL L						
GRANTEE: CONKLIN MICHAEL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S2 BAS=[YR=2008] W12 S24 E12 N24$ S24 W12 S16 E12 FOP=[YR=1993] E25 FCP=[YR=1993] E12 N19 FST=[YR=1993] N10 W8 S10E8$ W8 N10 W4 S29 $ N3 W25S3$ N3 E25 N39$.

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	12	14	168.00	SF	30.00	30.00	100	1984	1984	3	20	1,008	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
4	1242	WD DECK A	0	100	15	12	180.00	SF	10.00	10.00	100	1986	1986	3	20	360	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1995	1995	3	20	1,000	
6	1242	WD DECK A	0	100	12	3	36.00	SF	10.00	10.00	100	1995	1995	3	20	72	
7	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	2007	2007	3	24	346	
8	0940	SHEDS/PORT	0	100	12	6	72.00	SF	30.00	30.00	100	2007	2007	3	24	518	

LAND DESCRIPTION

TOTAL OB/XF 5,107

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-1	68.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS