BLOCK 2 LOTS 3 & 4
IN OR 1739/1674
OAK LAWN PARK 1 PB 2/52

FINNIE MICHAEL J & LEANNE D
102 S 17TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-150A-0002-0030

BUILDING CHARACTERISTICS

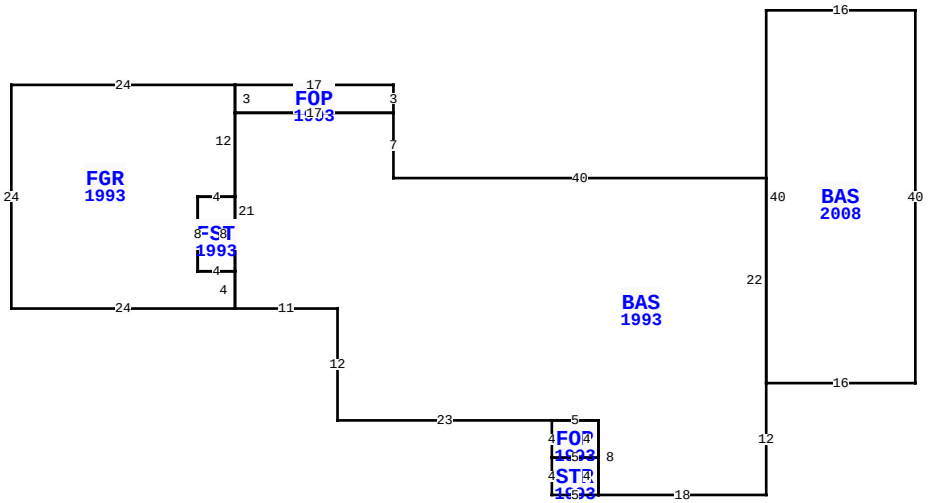
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	1993	1,613	225,732
BAS	640	100	2008	640	89,565
FGR	544	55	1993	299	41,844
FOP	20	30	1993	6	840
FOP	51	30	1993	15	2,099
FST	32	55	1993	18	2,519
STR	20	10	1993	2	280
TOTALS	2,920			2,593	362,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,593	113.7600	158.13	410,031	1951	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2012 Heated Area: 2253 HX Base Yr 2012



102 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1951	1951	3	20	700	
3	0940	SHEDS/PORT	0	100	6	9	54.00	SF	30.00	30.00	100	1980	1980	3	20	324	
4	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1980	1980	3	20	840	
8	1242	WD DECK A	0	100	0	0	279.00	SF	10.00	10.00	100	2002	2002	3	20	558	
9	1242	WD DECK A	0	100	0	0	526.00	SF	10.00	10.00	100	2004	2004	3	20	1,052	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		362,877
TOTAL MARKET OB/XF VALUE		3,474
TOTAL LAND VALUE - MARKET		352,800
TOTAL MARKET VALUE		719,151
SOH/AGL Deduction		457,669
ASSESSED VALUE		261,482
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,071
TOTAL JUST VALUE		719,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		705,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121088	H/AC	2,500	06/12/2012
20060026	GAS	5,500	01/10/2006
20052984	REMODEL	2,000	11/09/2005
20052984	REMODEL	2,000	11/09/2005
20052970	REMODEL	1,000	11/07/2005
20052647	ADDITION	55,000	09/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1739/1674	5/17/2011	WD	Q	I	02	310,000
GRANTOR: ACKERMAN MICHAEL L &						
GRANTEE: FINNIE MICHAEL J &						
0646/0523	1/14/1992	WD	Q	I		65,000
GRANTOR: GERBING AZILDA						
GRANTEE: ACKERMAN MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 N7 FOP=[YR=1993] N3 W17 FGR=[YR=1993] W24 S24 E24 N4 FST=[YR=1993] N8 W4 S8 E4 $ W4 N8 E4 N12 $ S3 E17 $ W17 S21 E11 S12 E23 FOP=[YR=1993] S4 STR=[YR=1993] S4 E5N4W5$ E5 N4 W5 $E5 S8 E18 N12 BAS=[YR=2008] E16 N40 W16 S40$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 3,474

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	150.00	137.00	150.00	FF	1	1.12	1.00	0.84	2,800.00	2,352.00	352,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 352,800 Market: 0 Agricultural: 0 Common: 352,800 PRINTED 07/09/2026 BY SYS