BLOCK 3 LOT 18
IN OR 2204/1448
OAK LAWN PARK #2 PB 3/25

RAWLS MICHELLE B & JOHN G III
306 SOUTH 17TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-150B-0003-0180

BUILDING CHARACTERISTICS

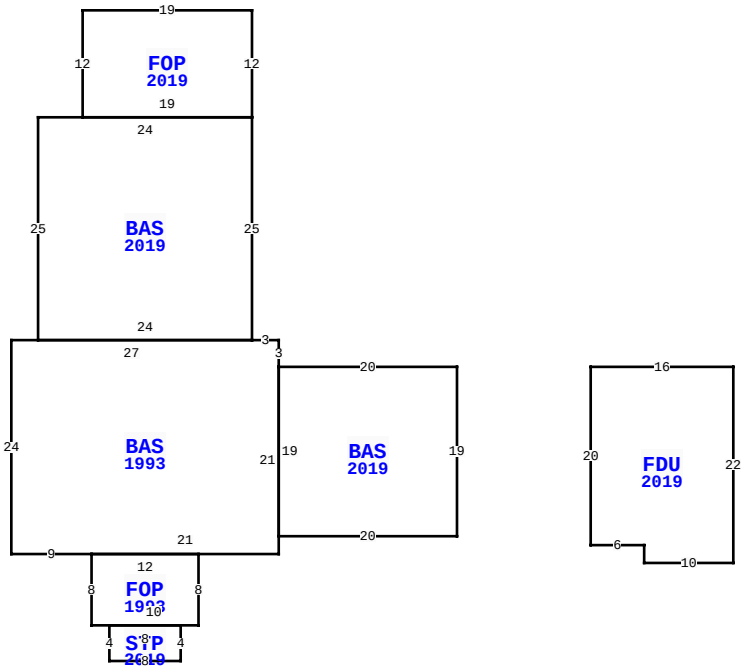
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	82,375
BAS	380	100	2019	380	43,476
BAS	600	100	2019	600	68,646
FDU	340	65	2019	221	25,284
FOP	96	30	1993	29	3,318
FOP	228	30	2019	68	7,780
STP	32	10	2019	3	343
TOTALS	2,396			2,021	231,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	120.7360	126.77	256,202	1952	2005	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2022 Heated Area: 1700 HX Base Yr 2022



306 S 17TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		246,540
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		467,040
SOH/AGL Deduction		57,656
ASSESSED VALUE		409,384
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		357,973
TOTAL JUST VALUE		467,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211500	GARAGE	0	09/22/2021
20182646	REMODEL	120,444	07/30/2018
969614	REPAIR/RRF	2,000	02/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2204/1448	6/18/2018	WD	Q	I	01	185,000
GRANTOR: COLLINS CHRISTOPHER C						
GRANTEE: RAWLS MICHELLE B &						
1896/1188	12/31/2013	WD	Q	I	02	104,000
GRANTOR: BEAN AARON ETAL						
GRANTEE: COLLINS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 BAS=[YR=1993] N3 W3 BAS=[YR=2019] N25 FOP=[YR=2019] N12 W19 S12 E19$ W24 S25 E24$ W27 S24 E9 FOP=[YR=1993] S8 E2 STP=[YR=2019] S4 E8 N4 W8$ E10 N8 W12$ E21 N21$ S19 E20 N19$ PTR=E15 FDU=[YR=2019] E16 S22 W10 N2 W6 N20$ W15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	90.00	137.00	90.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	220,500							

REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 220,500 Market: 0 Agricultural: 0 Common: 220,500 PRINTED 07/09/2026 BY SYS

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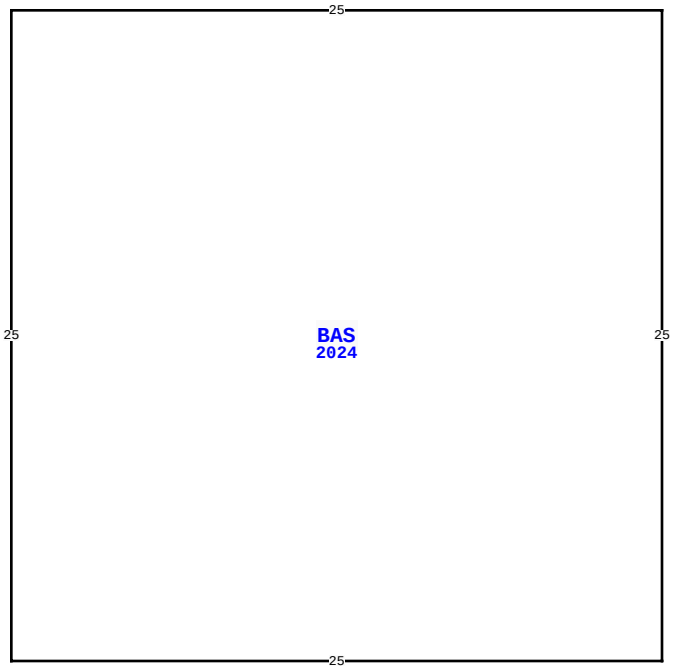
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2024	625	15,318
TOTALS	625			625	15,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	625	64.1300	25.01	15,631	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 625 HX Base Yr 2022



306 S 17TH ST, FERNANDINA BEACH

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1896/1188	12/31/2013	WD	Q	I	02	104,000
GRANTOR: BEAN AARON ETAL						
GRANTEE: COLLINS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E25 S25 W25 N25 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 220,500 Market: 0 Agricultural: 0 Common: 220,500 PRINTED 07/09/2026 BY SYS