



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	05	DRYWALL 10
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
NEIGHBORHOOD/LOC	1005.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1993	1,670	244,307
BAS	325	100	2001	325	47,545
FOP	112	30	1993	34	4,974
FSP	140	40	2008	56	8,192
FUS	1,056	100	1993	1,056	154,484
STP	40	10	2008	4	586
STR	20	10	2008	2	292

TOTALS	3,363			3,147	460,380
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	2,000.00
2	0940	SHEDS/PORT	0	100	0	220.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	C-3	50.00	100.00	5,000.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,147	104.6040	173.64	546,445	1900	1990	0	0	15.75	84.25
1 SFR CUST 100% - 2005 Heated Area: 3051 HX Base Yr 2005											
17 S 7TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/06/2026 MLU											

TOTAL OB/XF											
2,120											

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
SF		1.00	1.00	1.00	65.00	65.00	325,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		460,380	
TOTAL MARKET OB/XF VALUE		2,120	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		787,500	
SOH/AGL Deduction		401,990	
ASSESSED VALUE		385,510	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		334,099	
TOTAL JUST VALUE		787,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		743,596	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110784	ELEC FOR WATER HT	200	05/20/2011
20110741	TANKLESS WATER HT	200	05/13/2011
20110696	0AS FOR WATER HTR	450	05/09/2011
20080630	ELEC FOR SCREEN E	1,500	04/16/2008
20080158	SCREEN ENCLOSURE	16,385	02/04/2008
2004195	ADD BEDROOM	40,000	10/19/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2825/1019	10/28/2025	LE	U	I	11
GRANTOR: CONNER DEBORAH ADEL					
GRANTEE: CONNER DEBORAH ADEL					
0926/1728	4/03/2000	WD	Q	I	
GRANTOR: TIMMINS JEANIE NOLAN					
GRANTEE: WATFORD DEBORAH C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 N25 W7 STR=[YR=2008] N5 W4 FSP=[YR=2008] N2 W20 S7 BAS=[YR=2001] W1 S25 E13 N25 W12 \$ E20 N5 \$ S5 E4 \$ W12 S25 W14 S22 E2 FOP=[YR=1993] S14 STP=[YR=2008] S5 E8 N5 W8 \$ E8 N14 W8 \$ E8 S16 E6 S3 D3 R3 E6 U3 R3 N3 E6 N38 \$ PTR=E15 FUS=[YR=1993] E32 S38 W22 N16 W10 N22\$ W15\$.									