BLK 7 LOT 8
OR 311/565
OAK LAWN PARK 6 PB 3/40

GUERRA MARY A
407 S 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150F-0007-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

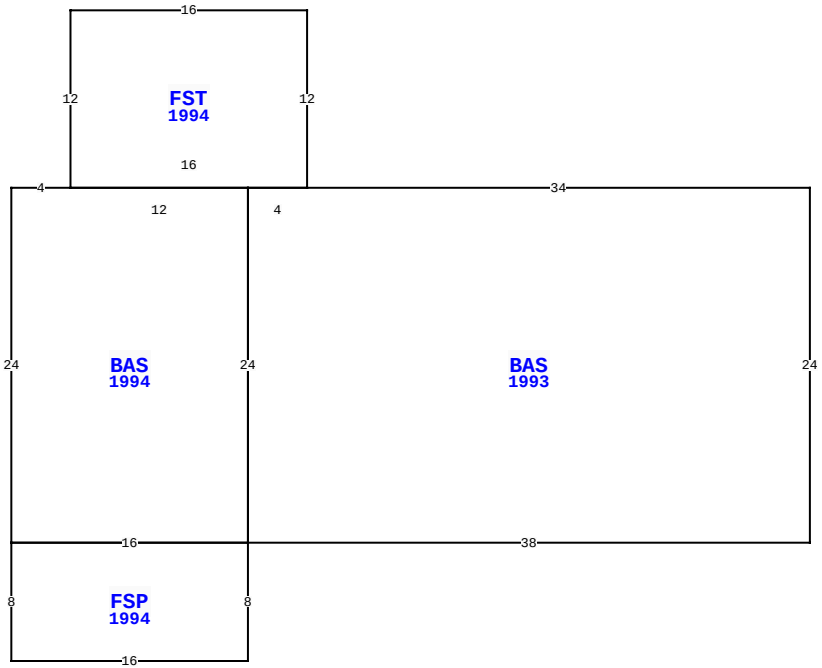
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	65,482
BAS	384	100	384	27,571
FSP	128	40	51	3,662
FST	192	55	106	7,611
TOTALS	1,616		1,453	104,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,453	99.4500	89.75	130,407	1957	1990	0	0	0	20.00	80.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1296 HX Base Yr



407 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	104,326
TOTAL MARKET OB/XF VALUE	3,672
TOTAL LAND VALUE - MARKET	172,000
TOTAL MARKET VALUE	279,998
SOH/AGL Deduction	0
ASSESSED VALUE	279,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,998
TOTAL JUST VALUE	279,998
NCON VALUE	107,998
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100987	XFOB	5,000	06/14/2010
20041136	REMODEL	1,000	06/18/2004
20021853	REMODEL	0	10/31/2002
984443	REMODEL	900	10/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/1832	6/30/2021	QC	U	I	11	100
GRANTOR: GUERRA LOUIS A						
GRANTEE: GUERRA MARY ANN						
0190/0395	1/01/1975	WD	Q	I		16,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FST=[YR=1994] N12W16S12 BAS=[YR=1994] W4 S24 FSP=[YR=1994] S8E16N8 W16$ E16N24W12$ E16$ W4S24E38 N24$.

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	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	100	2016	2016	3	97	1,009	
2	0810	CONCRETE A	0	0	14	24	336.00	SF	6.50	6.50	100	1980	1980	3	35	764	
3	0810	CONCRETE A	0	0	22	16	352.00	SF	6.50	6.50	100	2002	2002	3	83	1,899	

LAND DESCRIPTION

TOTAL OB/XF 3,672

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	SFR	0	0006	R-1	86.00	137.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 02/13/2017 BY DJ Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS