BLOCK 8 LOT 7
IN OR 2018/163 & OR 2022/728
OAK LAWN PARK 6 PB 3/40

HORNSBY STACY L
406 S 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150F-0008-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

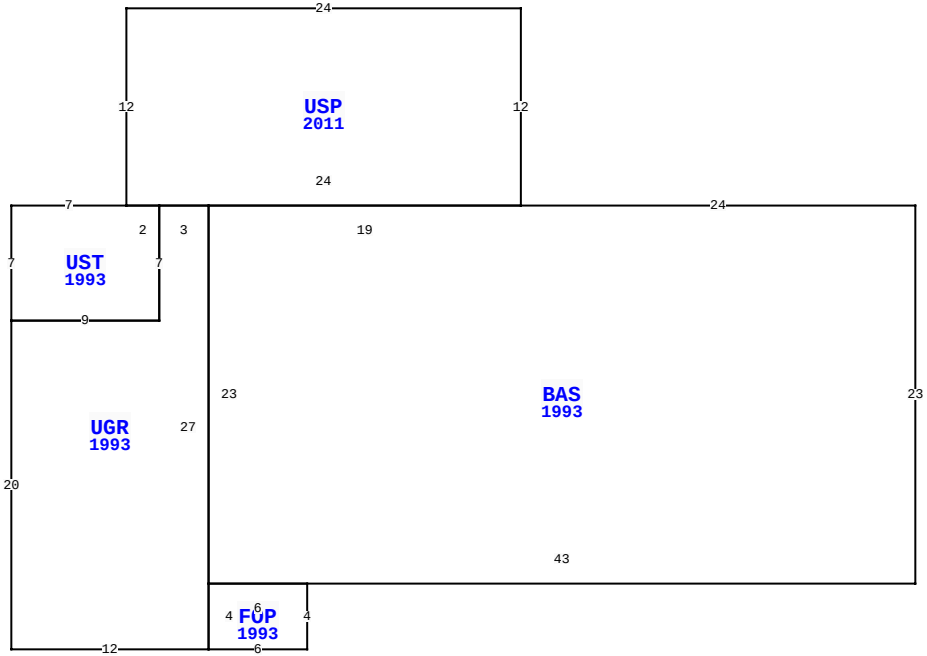
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	989	100	989	91,026
FOP	24	30	7	645
UGR	261	45	117	10,768
USP	288	30	86	7,916
UST	63	45	28	2,577
TOTALS	1,625		1,227	112,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,227	120.7340	108.96	133,694	1957	1995	0	0	0	15.53	84.47

1 SINGLE FAM – 100% - 2016 Heated Area: 989 HX Base Yr 2016



406 S 17TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,931
TOTAL MARKET OB/XF VALUE		9,980
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		294,911
SOH/AGL Deduction		177,835
ASSESSED VALUE		117,076
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,076
TOTAL JUST VALUE		294,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984430	XFOB	5,500	10/21/1998
3548	REPAIR/RRF	8,000	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/0728	1/07/2016	FJ	U	I	11	0
GRANTOR: ATKINSON SHARON KAY E						
GRANTEE: HORNSBY STACY L						
2018/0163	12/11/2015	FJ	U	I	11	100
GRANTOR: ATKINSON SHARON K EST						
GRANTEE: HORNSBY STACEY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24USP=[YR=2011] N12W24S12 UST=[YR=1993] W7S7 UGR=[YR=1993] S20E12 FOP=[YR=1993] E6N4W6S4$ N27W3S7W9$ E9N7 W2$ E24$ W19S23E43N23$.

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	100	48	8	384.00	SF	6.50	6.50	100	1957	1957	3	20	499	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1999	1999	3	28	5,645	
3	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	1999	1999	3	79	1,797	
4	0350	CARPORT WD	0	100	22	18	396.00	SF	9.36	9.36	100	2011	2011	3	55	2,039	

LAND DESCRIPTION

TOTAL OB/XF 9,980

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	100	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