

GUERRA MARY ANN
408 S 17TH ST
FERNANDINA BEACH, FL 32034

00-00-31-150F-0008-0090

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

15

CONC BLOCK 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

08

SHT VINYL 80

Interior Floor

14

CARPET 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1 100

Frame

03

MASONRY 100

Stories Units

1.

1. 100
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

10

11.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

975

100

975

60,858

UCP

237

20

47

2,934

UOP

91

20

18

1,124

UST

63

45

28

1,747

TOTALS

1,366

1,068

66,663

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

1

0810

CONCRETE A

0 100

0

0

445.00

SF

3.25

3.25

100

1957

1957

3

20

289

2

0810

CONCRETE A

0 100

12

12

144.00

SF

6.50

6.50

100

1957

1957

3

20

187

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

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

1

000100

C

SFR

100

0006

86.00

137.00

86.00

FF

1.00

1.00

1.00

2,000.00

2,000.00

172,000

REVIEW DATE

06/03/2019

BY

DJA

Total Acres:

0.00

Total Land Value:

172,000

Market:

0

Agricultural:

0

Common:

172,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,068

106.0000

95.66

102,165

1957

1957

0

0

0

34.75

65.25

1 SINGLE FAM - 100% - 2021

Heated Area: 975

HX Base Yr 2021

UST 1993

BAS 1993

UCP 1993

UOP 1993

BLD DATE

02/04/2014

KK

LGL DATE

LAND DATE

AG DATE

XF DATE

INC DATE

408 S 17TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

66,663

TOTAL MARKET OB/XF VALUE

476

TOTAL LAND VALUE - MARKET

172,000

TOTAL MARKET VALUE

239,139

SOH/AGL Deduction

153,148

ASSESSED VALUE

85,991

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

35,991

TOTAL JUST VALUE

239,139

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

187,440

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2340/1980

2/24/2020

QC

U

I

11

100

GRANTOR: GUERRA HATTIE L K & L

GRANTEE: GUERRA MARY ANN

1724/0701

2/14/2011

QC

U

I

11

100

GRANTOR: BARTON LINDA P

GRANTEE: GUERRA HATTIE LOUIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S7 UCP=[YR=1993] W3 UST=[YR=1993] W9 S7 E9 N7 \$ S7 W9 S18 E12 UOP=[YR=1993] E13 N7 W13 S7 \$ N25 \$ S18 E39 N25 \$.