

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

2024

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



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	08 SHT VINYL 50
Interior Floor	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	68,390
BAS	384	100	384	28,795
FSP	128	40	51	3,824
FST	192	55	106	7,949
TOTALS	1,616		1,453	108,958

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	14	24	336.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	22	16	352.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	86.00	137.00	86.00	FF	

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	94.48	137,279	1957	1990	0	0	20.63	79.37
1 SINGLE FAM - 0% - 2023 Heated Area: 1296 HX Base Yr											
407 S 17TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
3,584											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		108,958	
TOTAL MARKET OB/XF VALUE		3,584	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		301,742	
SOH/AGL Deduction		0	
ASSESSED VALUE		301,742	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		301,742	
TOTAL JUST VALUE		301,742	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		279,998	

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