

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	06	BD/BATTEN 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	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	95,174
FOP	24	30	7	674
UGR	261	45	117	11,259
USP	288	30	86	8,276
UST	63	45	28	2,695

TOTALS 1,625 1,227 118,078

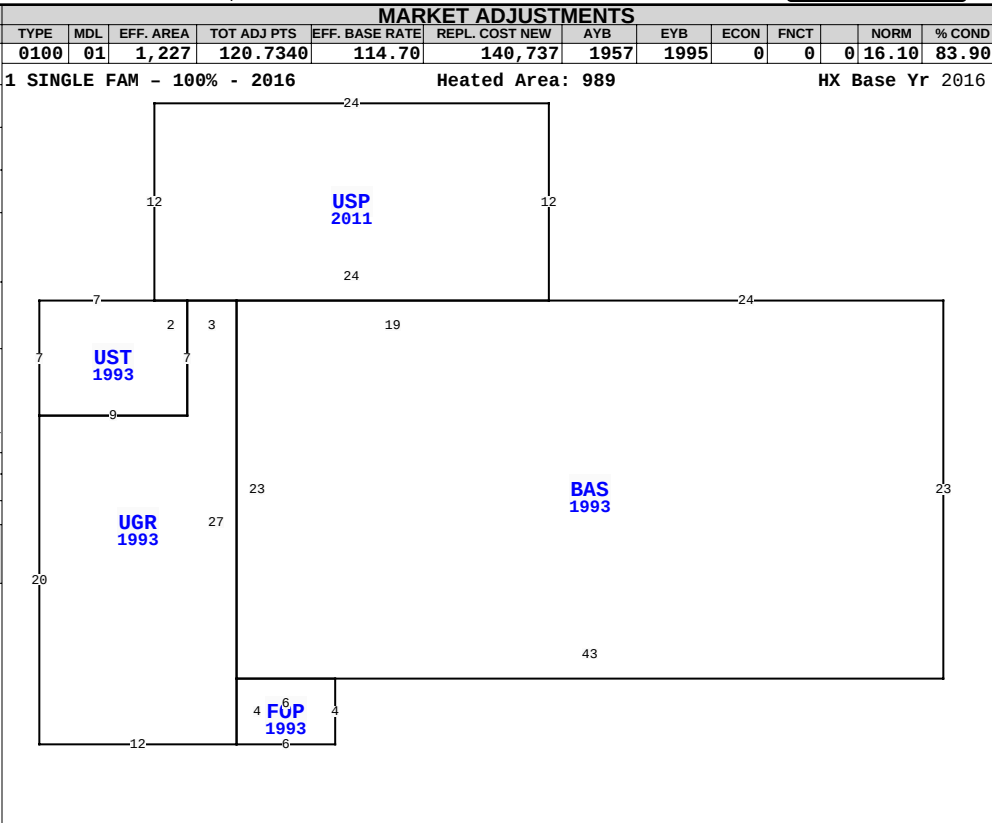
EXTRA FEATURES

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	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	27	5,443	
3	0810	CONCRETE A	0 100	0 0	350.00	SF	6.50	6.50	100	1999	1999	3	77	1,752	
4	0350	CARPORT WD	0 100	22 18	396.00	SF	9.36	9.36	100	2011	2011	3	50	1,853	

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	R-1	86.00	137.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/12/2019 BY KBA



406 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

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TOTAL OB/XF 9,547

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1	000100	C	SFR	100	0006	R-1	86.00	137.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			118,078
TOTAL MARKET OB/XF VALUE			9,547
TOTAL LAND VALUE - MARKET			189,200
TOTAL MARKET VALUE			316,825
SOH/AGL Deduction			196,237
ASSESSED VALUE			120,588
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			70,588
TOTAL JUST VALUE			316,825
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,911

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\$.

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