



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	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	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	975	100	975	63,819
UCP	237	20	47	3,076
UOP	91	20	18	1,178
UST	63	45	28	1,833
TOTALS	1,366		1,068	69,906

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	100	0	0	445.00	SF	3.25	3.25	
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	

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	100.70	107,548	1957	1957	0	0	35.00	65.00
1 SINGLE FAM - 100% - 2021 Heated Area: 975 HX Base Yr 2021											

408 S 17TH ST, FERNANDINA BEACH				BLD DATE	02/04/2014	KK	LGL DATE				
				XF DATE			LAND DATE	03/18/2024	MLU		
				INC DATE			AG DATE				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		69,906			
TOTAL MARKET OB/XF VALUE		476			
TOTAL LAND VALUE - MARKET		189,200			
TOTAL MARKET VALUE		259,582			
SOH/AGL Deduction		171,011			
ASSESSED VALUE		88,571			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		38,571			
TOTAL JUST VALUE		259,582			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		239,139			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110474	REMOVE DRYWALL	100	04/01/2011
20110249	REROOF W/30YR SHN	4,350	02/22/2011
20020944	REPIPE HOUSE - SE	0	06/05/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	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											
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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 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	86.00	137.00	86.00	FF	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	2,200.00	2,200.00	189,200								