BLOCK 7 LOT 2
OAK LAWN PARK 6 PB 3/40

WILLIAMS JOHN D III & MEREDITH JEWELL
401 S 17TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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

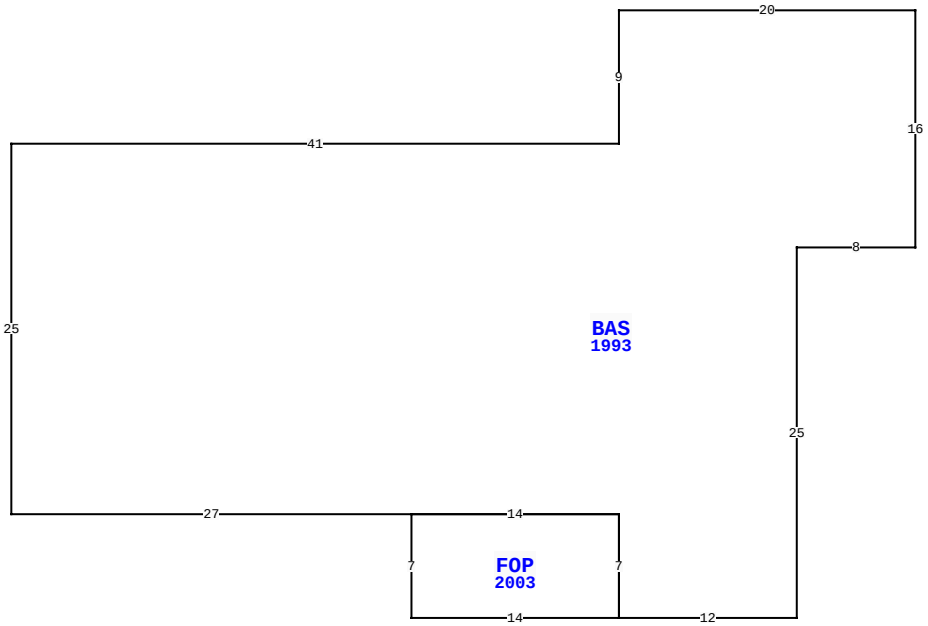
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,645	100	1993	1,645	135,384
FOP	98	30	2003	29	2,387
TOTALS	1,743			1,674	137,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	100.0000	100.00	167,400	1957	1987	0	0	0	17.70	82.30

1 SINGLE FAM – 100% - 2021 Heated Area: 1645 HX Base Yr 2021



401 S 17TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,770
TOTAL MARKET OB/XF VALUE		510
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		327,480
SOH/AGL Deduction		220,662
ASSESSED VALUE		106,818
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		51,096
TOTAL JUST VALUE		327,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142414	12X21CPT	1,400	11/10/2014
20032365	OTHER	1,000	01/16/2003
20032286	CHNGE SRVC	3,000	01/07/2003
20032287	H/AC	3,000	01/07/2003
20022053	OTHER	0	12/02/2002
20022046	REMODEL	5,000	11/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/1961	7/21/2020	WD	Q	I	01	227,000
GRANTOR: WERDER JEFFREY JAMES						
GRANTEE: WILLIAMS JOHN D III						
2052/1750	6/10/2016	WD	U	I	37	104,000
GRANTOR: MELLIN LORI						
GRANTEE: WERDER JEFFREY JAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S9 W41 S25 E27 FOP=[YR=2003] S7 E14 N7 W14$ E14 S7 E12 N25 E8 N16$. 4 S3 E9 N9 E8 N16 $.

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	54	8	368.00	SF	6.50	6.50	100	1957	1957	3	20	478	
2	0810	CONCRETE A	0	100	2	3	6.00	SF	6.50	6.50	100	2003	2003	3	82	32	

LAND DESCRIPTION

TOTAL OB/XF 510

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	RES	100	0006	R-1	86.00	136.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS