BLOCK 7 LOT 4
IN OR 687 PG 1637
OAK LAWN PARK #6 PB 3/40

QUATTLEBAUM CHARLIE C & SUSAN
403 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

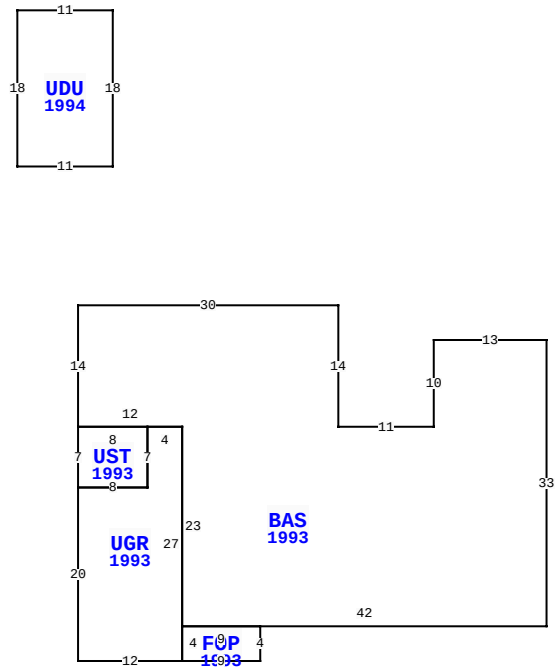
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,516	100	1993	1,516	117,767
FOP	36	30	1993	11	855
UDU	198	55	1994	109	8,468
UGR	268	45	1993	121	9,400
UST	56	45	1993	25	1,942
TOTALS	2,074			1,782	138,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,782	96.5000	96.50	171,963	1957	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1516 HX Base Yr 1994



403 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		138,430
TOTAL MARKET OB/XF VALUE		538
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		328,168
SOH/AGL Deduction		232,604
ASSESSED VALUE		95,564
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,842
TOTAL JUST VALUE		328,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002765	OTHER	0	04/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0687/1637	9/03/1993	WD	Q	I		60,500
GRANTOR: COOK LOUIS & JANET						
GRANTEE: QUATTLEBAUM CHARLIE						
0367/0147	8/01/1982	FS	U	I		17,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S10 W11 N14 W30 S14 UST=[YR=1993] S7 UGR=[YR=1993] S20 E12 FOP=[YR=1993] E9 N4 W9S4$ N27W4S7W8 $ E8 N7W8$ E12 S23 E42 N33$ PTR=N20W50 UDU=[YR=1994] N18 W11 S18 E11$E50S20$.

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	46	9	414.00	SF	6.50	6.50	100	1957	1957	3	20	538	

LAND DESCRIPTION

TOTAL OB/XF 538

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	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 Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS