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

MACGUIRE MARY
405 S 17TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	05	Quality Level 05

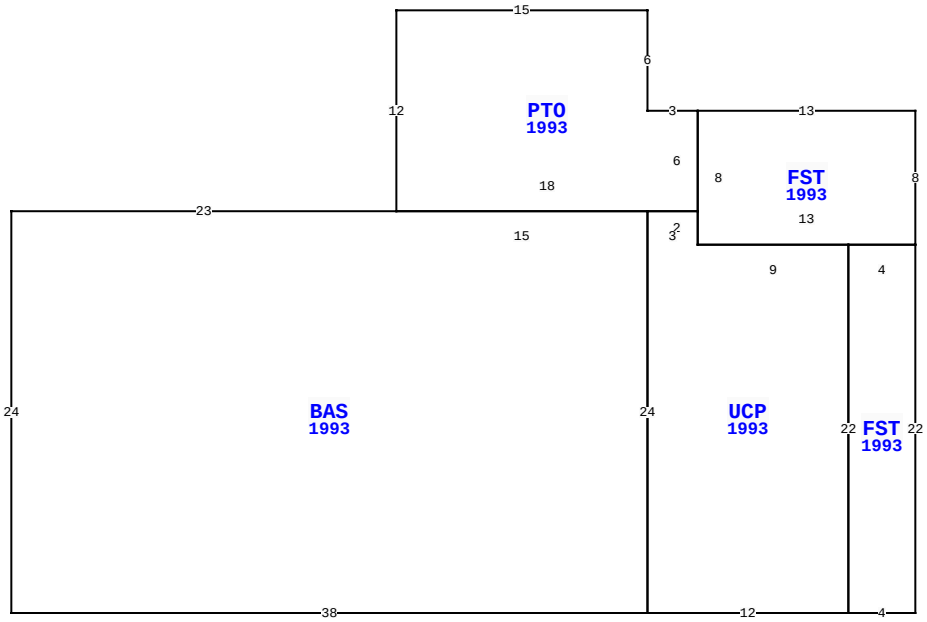
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	88,891
FST	88	55	1993	48	4,678
FST	104	55	1993	57	5,556
PTO	198	5	1993	10	975
UCP	270	20	1993	54	5,263
TOTALS	1,572			1,081	105,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	117.9992	118.00	127,558	1957	1995	0	0	0	17.40	82.60

1 SINGLE FAM – 100% - 2021 Heated Area: 912 HX Base Yr 2021



405 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		105,363
TOTAL MARKET OB/XF VALUE		364
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		294,927
SOH/AGL Deduction		98,220
ASSESSED VALUE		196,707
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,985
TOTAL JUST VALUE		294,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100833	H/AC	2,700	05/18/2010
20032812	REPAIR/RRF	3,000	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2772/1377	3/07/2025	WD	Q	I	01	380,000
GRANTOR: YORK TYLER M						
GRANTEE: MACGUIRE MARY						
2377/1793	7/21/2020	WD	Q	I	01	245,100
GRANTOR: WILLIAMS JOHN D III &						
GRANTEE: YORK TYLER M & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W13PTO=[YR=1993] W3N6W15S12 BAS=[YR=1993] W23 S24 E38 UCP=[YR=1993] E12 FST=[YR=1993] E4 N22W4S22$ N22W9 N2W3S24$ N24W15$ E18N6$ S8E13 N8$.

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	50	8	400.00	SF	4.55	4.55	100	1957	1957	3	20	364	

LAND DESCRIPTION

TOTAL OB/XF 364

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