BLOCK 7 LOT 10
OAK LAWN PARK 6 PB 3/40

DIETRICH JOSEPH R JR & MARION L/E/
409 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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	03	Quality Level 03

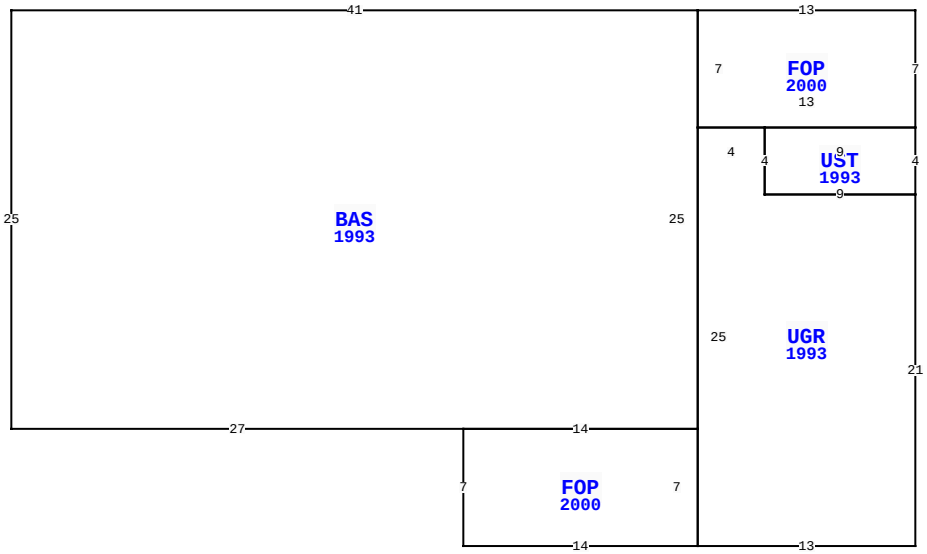
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	93,319
FOP	91	30	2000	27	2,458
FOP	98	30	2000	29	2,640
UGR	289	45	1993	130	11,836
UST	36	45	1993	16	1,457
TOTALS	1,539			1,227	111,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,227	106.4240	106.42	130,577	1957	1995	0	0	0	14.45	85.55

1 SINGLE FAM – 100% - 2017 Heated Area: 1025 HX Base Yr 2017



409 S 17TH ST, FERNANDINA BEACH

BLD DATE	04/22/2009	RK	LGL DATE	03/18/2024	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		111,709
TOTAL MARKET OB/XF VALUE		267
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		301,176
SOH/AGL Deduction		171,699
ASSESSED VALUE		129,477
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,755
TOTAL JUST VALUE		301,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053248	REMODEL	2,000	12/28/2005
19991057	REMODEL	2,000	08/16/1999
9503	REPAIR/RRF	5,000	12/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/842	1/30/2025	QC	U	I	11	100
GRANTOR: DIETRICH JOSEPH R JR						
GRANTEE: SIMINGTON KATHARINE						
2041/0051	4/11/2016	WD	Q	I	01	125,000
GRANTOR: HORNSBY STACY L P/R						
GRANTEE: DIETRICH JOSEPH R J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W13 BAS=[YR=1993] W41 S25 E27 FOP=[YR=2000] S7 E14 UGR=[YR=1993] E13 N21 UST=[YR=1993] N4 W9 S4 E9 $ W9 N4 W4 S25 $ N7 W14 $ E14 N25 $ S7 E13 N7 $.

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	3	11	33.00	SF	6.50	6.50	100	1957	1957	3	20	43	
2	0810	CONCRETE A	0	100	43	8	344.00	SF	3.25	3.25	100	1957	1957	3	20	224	

LAND DESCRIPTION

TOTAL OB/XF 267

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