

BLOCK 8 LOT 7
IN OR 2018/163 & OR 2022/728
OAK LAWN PARK 6 PB 3/40

HORNSBY STACY L
406 S 17TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0008-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	06	BD/BATTEN 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
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
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NEIGHBORHOOD/LOC	1011.00
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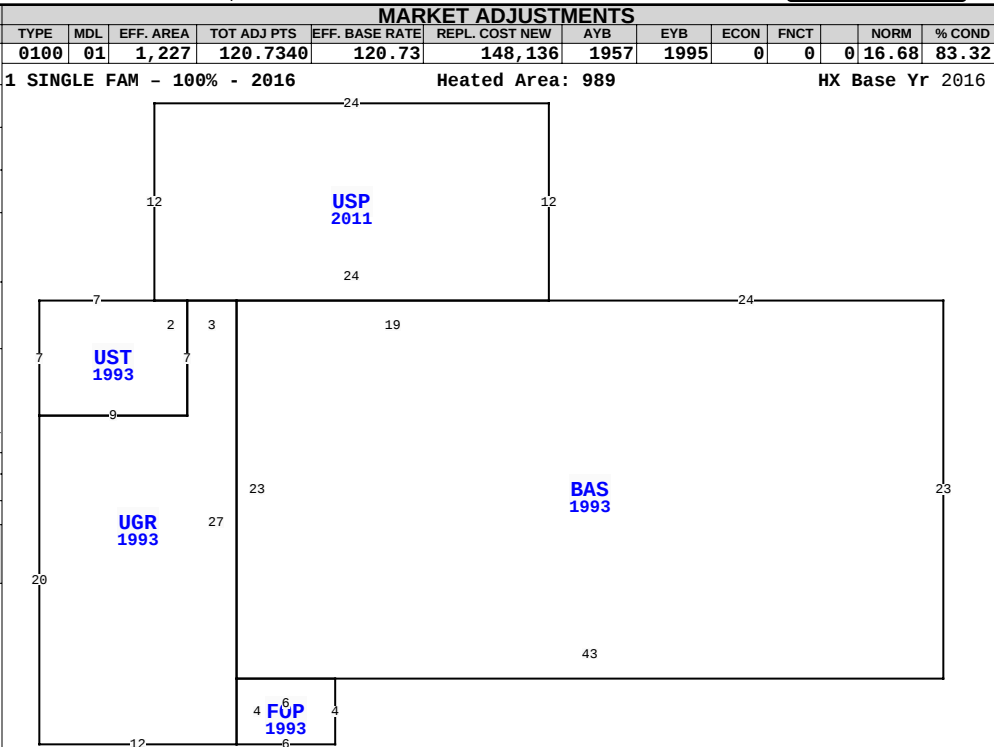
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100	1993	989	99,486
FOP	24	30	1993	7	704
UGR	261	45	1993	117	11,769
USP	288	30	2011	86	8,651
UST	63	45	1993	28	2,816

TOTALS	1,625			1,227	123,427
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	48	8	384.00	SF	6.50
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00
3	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50
4	0350	CARPORT WD	0	100	22	18	396.00	SF	9.36

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	86.00	137.00	86.00

REVIEW DATE	05/12/2019	BY	KBA
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406 S 17TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	48	8	384.00	SF	6.50	6.50	100	1957	1957	3	20	499	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1999	1999	3	26	5,242	
3	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	1999	1999	3	75	1,706	
4	0350	CARPORT WD	0	100	22	18	396.00	SF	9.36	9.36	100	2011	2011	3	45	1,668	

TOTAL OB/XF													9,115	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
R-1	86.00	137.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	1			

Total Acres: 0.00	Total Land Value: 189,200	Market: 0	Agricultural: 0	Common: 189,200
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		123,427	
TOTAL MARKET OB/XF VALUE		9,115	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		321,742	
SOH/AGL Deduction		197,657	
ASSESSED VALUE		124,085	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		73,363	
TOTAL JUST VALUE		321,742	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984430	XFOB	5,500	10/21/1998
3548	REPAIR/RRF	8,000	01/01/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2022/0728	1/07/2016	FJ	U	I	11	0	
GRANTOR: ATKINSON SHARON KAY E							
GRANTEE: HORNSBY STACY L							
2018/0163	12/11/2015	FJ	U	I	11	100	
GRANTOR: ATKINSON SHARON K EST							
GRANTEE: HORNSBY STACEY L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24USP=[YR=2011] N12W24S12 UST=[YR=1993] W7S7 UGR=[YR=1993] S20E12 FOP=[YR=1993] E6N4W6S4\$ N27W3S7W9\$ E9N7 W2\$ E24\$ W19S23E43N23\$.									