

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

2026

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 80			
Exterior Wall	05	AVERAGE 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	97,420
FOP	91	30	2000	27	2,566
FOP	98	30	2000	29	2,756
UGR	289	45	1993	130	12,356
UST	36	45	1993	16	1,521
TOTALS	1,539			1,227	116,618

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	111.75	137,117	1957	1995	0	0	14.95	85.05
1 SINGLE FAM 100% - 2017 Heated Area: 1025 HX Base Yr 2017											
409 S 17TH ST, FERNANDINA BEACH											
				BLD DATE				LGL DATE			
				XF DATE	04/22/2009	RK		LAND DATE	05/05/2026	MLU	
				INC DATE							

NASSAU COUNTY PROPERTY											2
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2					Tax Dist:						
BUILDING MARKET VALUE										116,618	
TOTAL MARKET OB/XF VALUE										0	
TOTAL LAND VALUE - MARKET										210,700	
TOTAL MARKET VALUE										327,318	
SOH/AGL Deduction										194,345	
ASSESSED VALUE										132,973	
TOTAL EXEMPTION VALUE					HX HB					51,411	
BASE TAXABLE VALUE										81,562	
TOTAL JUST VALUE										327,318	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										301,176	