



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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

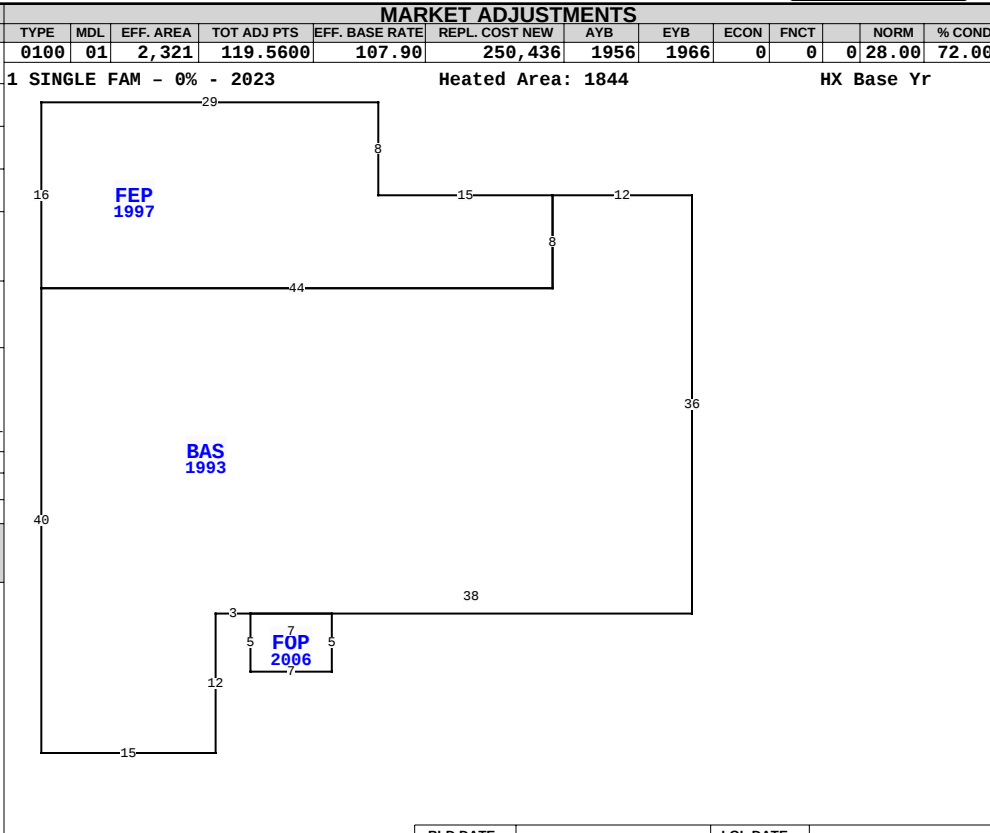
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1,844	143,257
FEP	584	80	467	36,280
FOP	35	30	10	777

TOTALS	2,463		2,321	180,314
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	103	11			6.50
2	0810	CONCRETE A	0	0	69	3			6.50
5	0810	CONCRETE A	0	0	3	6			6.50
6	0940	SHEDS/PORT	0	0	8	9			30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-1A	75.00	153.00	75.00



113 S 16TH ST, FERNANDINA BEACH				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,133.00	SF	6.50	6.50	100	2006	2006	3	88	6,481		
207.00	SF	6.50	6.50	100	2006	2006	3	88	1,184		
18.00	SF	6.50	6.50	100	1997	1997	3	75	88		
72.00	SF	30.00	30.00	100	2006	2006	3	31	670		

TOTAL OB/XF									
									8,423

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					180,314				
TOTAL MARKET OB/XF VALUE					8,423				
TOTAL LAND VALUE - MARKET					208,800				
TOTAL MARKET VALUE					397,537				
SOH/AGL Deduction					0				
ASSESSED VALUE					397,537				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					397,537				
TOTAL JUST VALUE					397,537				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					341,969				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120005	H/AC	1,900	01/04/2012
20071521	XF0B	300	08/15/2007
2071520	REMODEL	3,500	08/15/2007
20071363	REMODEL	1,200	07/23/2007
20071320	REMODEL	1,000	07/16/2007
20061863	DEMOLITION	0	08/07/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2538/1976	2/14/2022	WD	U	I	40	345,000	
GRANTOR: GARVIN MARTHA S							
GRANTEE: NEW VENTURE DEVELOP							
1307/1519	4/07/2005	WD	Q	I		207,000	
GRANTOR: SLAIS HAROLD RAYMOND							
GRANTEE: GARVIN MARTHA S							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W12 FEP=[YR=1997] W15 N8 W29 S16 E44 N8 \$ S8 W44 S40 E15 N12 E3 FOP=[YR=2006] S5 E7 N5 W7\$ E38 N36\$.									