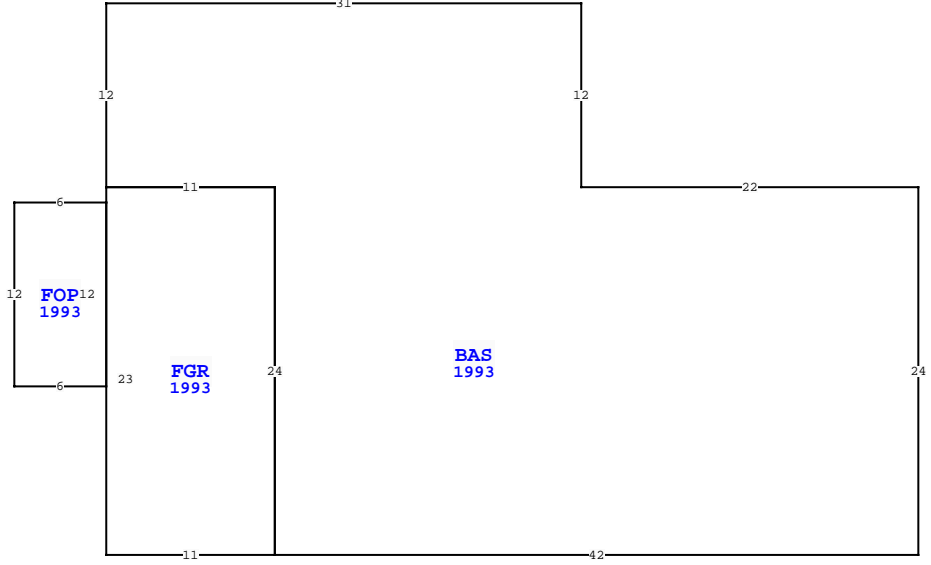




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	70
Exterior Wall	19	COMMON BRK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	60
Interior Wall	04	PLYWOOD	40
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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
BAS	1,380	100	1,380
FGR	264	55	145
FOP	72	30	22
TOTALS	1,716		1,547
			137,724

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,547	125.6640	113.41	175,445	1960	1985	0	0	21.50	78.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1380 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		137,724	
TOTAL MARKET OB/XF VALUE		3,535	
TOTAL LAND VALUE - MARKET		208,800	
TOTAL MARKET VALUE		350,059	
SOH/AGL Deduction		105,439	
ASSESSED VALUE		244,620	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,620	
TOTAL JUST VALUE		350,059	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122108	H/AC	3,500	10/12/2012
20102135	RE-ROOF W/30YR SH	6,000	12/14/2010
983286	RE-ROOF	1,200	03/04/1998
842624	REPAIR/RRF	1,800	01/02/1984

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/1889	3/15/2016	WD	Q	I	01	174,000
GRANTOR: ZAHN JUDITH &						
GRANTEE: WILSON ROBERT THOMA						
1542/1135	12/26/2007	WD	U	I	18	100
GRANTOR: MOONEY JEAN A						
GRANTEE: MOONEY JEAN A L/E						

EXTRA FEATURES																	
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	0	20	3	60.00	SF	6.50	6.50	100	1960	1960	3	20	78	
2	0810	CONCRETE A	0	0	69	8	544.00	SF	6.50	6.50	100	1960	1960	3	20	707	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
TOTALS													3,535				

111 S 16TH ST, FERNANDINA BEACH

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W22 N12 W31 S12 FGR=[YR=1993] S1 FOP=[YR=1993] W6 S12 E6 N12\$ S23 E11 N24 W11 \$ E11 S24 E42 N24\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	0	0006	R-1	75.00	153.00	75.00	FF	1	1.16	1.00	1.16	2,400.00	2,784.00	208,800								