

HARRIS ROY NEIL JR
207 S 16TH ST
FERNANDINA BEACH, FL 32034

00-00-31-150C-0005-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	16	WD FR STUC	01	1,627	120.2580	108.53	176,578	1952	1980		0	0	21.00	79.00	VALUATION BY														
Roof Structur	08	IRREGULAR													STANDARD														
Roof Cover	03	COMP SHNGL													Tax Group: 2														
Interior Wall	06	CUST PANEL													Tax Dist:														
Interior Wall	08	DECORATIVE													BUILDING MARKET VALUE														
Interior Floo	14	CARPET													TOTAL MARKET OB/XF VALUE														
Interior Floo	15	HARDTILE													TOTAL LAND VALUE - MARKET														
Air Condition	03	CENTRAL													TOTAL MARKET VALUE														
Heating Type	04	AIR DUCTED													SOH/AGL Deduction														
Bedrooms		3 100													ASSESSED VALUE														
Bathrooms		1 100													TOTAL EXEMPTION VALUE														
Frame	02	WOOD FRAME													BASE TAXABLE VALUE														
Stories	1.	1. 100													TOTAL JUST VALUE														
Units		0 100													NCON VALUE														
BUD8 Adjustme	02	DIST FB													INCOME VALUE														
Occupancy	00	NONE													PREVIOUS YEAR MKT VALUE														
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	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,440	100	1,440	123,464																									
FEP	198	80	158	13,547																									
FOP	96	30	29	2,486																									
TOTALS		1,734		1,627	139,497																								
EXTRA FEATURES										207 S 16TH ST, FERNANDINA BEACH										BLD DATE									
																				XF DATE									
																				LGL DATE									
																				LAND 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	0511	GARAGE CB-	0	100	12	20	240.00	SF	40.00	40.00	100	1980	1980	3	35	3,360													
2	0810	CONCRETE A	0	100	9	9	81.00	SF	6.50	6.50	100	1980	1980	3	35	184													
4	0810	CONCRETE A	0	100	4	10	40.00	SF	6.50	6.50	100	1980	1980	3	35	91													
5	0810	CONCRETE A	0	100	0	0	474.00	SF	6.50	6.50	100	1980	1980	3	35	1,078													
6	0819	CONC 12"	0	100	4	7	28.00	SF	9.50	9.50	100	1980	1980	3	35	93													
7	0810	CONCRETE A	0	100	0	0	318.00	SF	6.50	6.50	100	1980	1980	3	35	723													
8	0351	CARPORT MT	0	100	12	25	300.00	SF	7.10	7.10	100	1993	1993	3	20	426													
LAND DESCRIPTION										TOTAL OB/XF										5,955									
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	100		R-1A	87.00	153.00	87.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	174,000												
REVIEW DATE 06/03/2019 BY DJA Total Acres: 0.00 Total Land Value: 174,000 Market: 0 Agricultural: 0 Common: 174,000 PRINTED 08/02/2023 BY SYS																													