BLOCK 6 LOT 8
IN OR 1820/1488
OAK LAWN PARK #6 PB3/40

EDGE SHELBA J LIVING TRUST/EDGE SHELBA JEAN TRUSTE
407 S 16TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150F-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

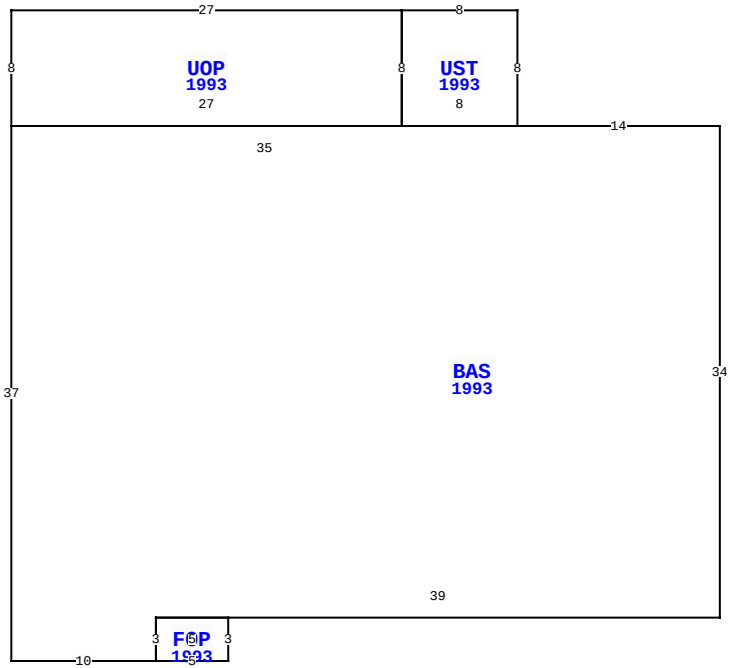
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	132,400
FOP	15	30	4	312
UOP	216	20	43	3,357
UST	64	45	29	2,264
TOTALS	1,991		1,772	138,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	100.0000	90.25	159,923	1956	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 0 Heated Area: 1696 HX Base Yr



407 S 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,333
TOTAL MARKET OB/XF VALUE		562
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		310,895
SOH/AGL Deduction		229,214
ASSESSED VALUE		81,681
TOTAL EXEMPTION VALUE	HX HB WX SX	81,681
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		310,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091048	REPAIR/RRF	8,500	08/08/2009
20081205	REPAIR/RRF	2,348	07/29/2008
3680	REPAIR/RRF	2,300	04/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1820/1488	10/23/2012	WD	U	I	30	100

GRANTOR: EDGE SHELBA JEAN

GRANTEE: EDGE SHELBA JEAN TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UST=[YR=1993] N8 W8 UOP=[YR=1993] W27 S8 E27N8$ S8E8$ W35 S37 E10 FOP=[YR=1993] E5 N3 W5S3 $ N3 E39 N34$.

EXTRA FEATURES

LN	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	9	432.00	SF	6.50	6.50	100	1956	1956	3	20	562	

LAND DESCRIPTION

TOTAL OB/XF 562

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	R-1	86.00	153.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 03/14/2017 BY DJX Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS