BLOCK 6 LOT 10
OAK LAWN PARK 6 PB 3/40

BRUNT GARY M
409 S 16TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150F-0006-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06

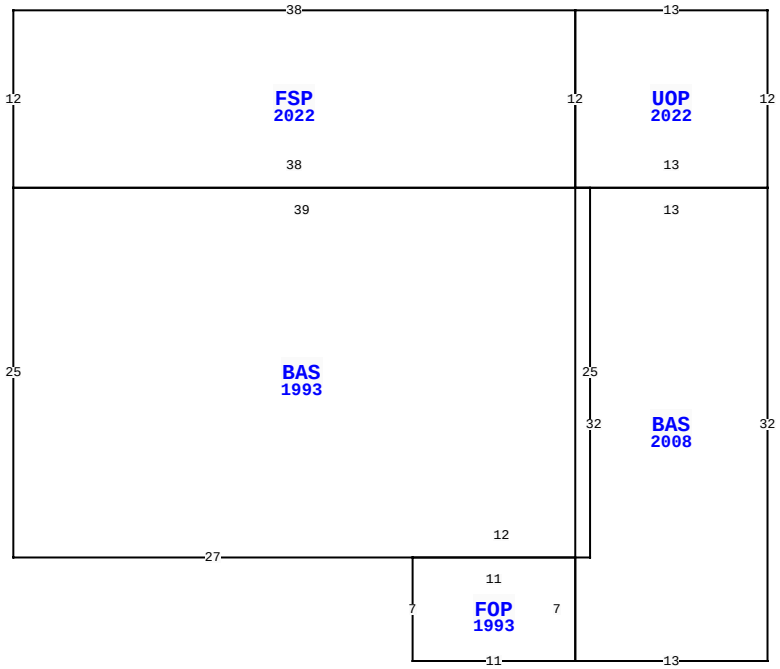
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	106,933
BAS	416	100	416	45,625
FOP	77	30	23	2,522
FSP	456	40	182	19,961
UOP	156	20	31	3,400
TOTALS	2,080		1,627	178,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,627	130.6722	117.93	191,872	1956	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1391 HX Base Yr 2023



409 S 16TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,441
TOTAL MARKET OB/XF VALUE		16,822
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		367,263
SOH/AGL Deduction		0
ASSESSED VALUE		367,263
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		317,263
TOTAL JUST VALUE		367,263
NCON VALUE		40,574
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211791	ADDITION	0	12/01/2021
20080202	ADDITION	25,000	02/12/2008
20072147	ELEC OTHER	2,500	12/03/2007
20072100	H/AC	3,000	11/19/2007
20071923	OTHER	4,000	10/10/2007
20071755	OTHER	2,200	09/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2442/1864	3/16/2021	WD	Q	I	01	320,000
GRANTOR: LUPO JERRY W						
GRANTEE: BRUNT GARY M						
2151/1697	10/16/2017	WD	U	I	11	100
GRANTOR: DUEY AMY LEGARE						
GRANTEE: LUPO JERRY W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W13 FSP=[YR=2022] W38 S12 BAS=[YR=1993] S25 E27FOP=[YR=1993] S7E11 BAS=[YR=2008] E13 N32 W13 S32$ N7W11 $ E12N25 W39$ E38 N12$ S12 E13 N12$.

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	56	8	448.00	SF	6.50	6.50	100	1956	1956	3	20	582	
2	0940	SHEDS/PORT	0	100	22	12	264.00	SF	30.00	30.00	100	2022	2022	3	100	7,920	
3	0855	CONC PAVER	0	100	0	0	832.00	SF	10.00	10.00	100	2022	2022	3	100	8,320	

LAND DESCRIPTION

TOTAL OB/XF 16,822

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 05/11/2022 BY DJ Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS