BLOCK 6 LOT 18
IN OR 2045/509
OAK LAWN PARK #6 PB 3/40

JONES REGINALD/JONES FAY
86086 CALLAWAY DR
YULEE, FL 32097

**2023**

**00-00-31-150F-0006-0180**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |

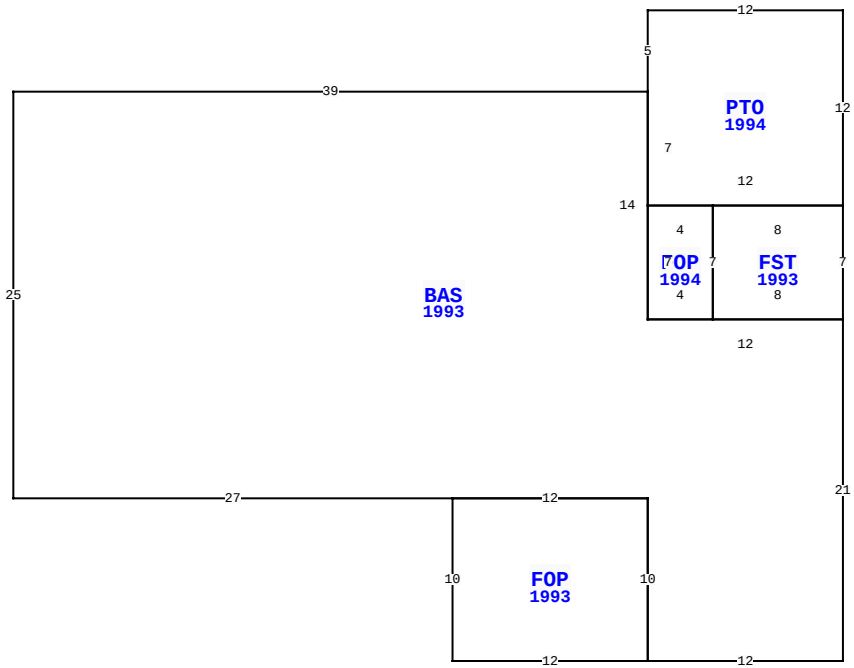
| | | |
|---|---|---|
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1011.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,227 | 100 | 1,227 | 103,251 |
| FOP | 120 | 30 | 36 | 3,029 |
| FOP | 28 | 30 | 8 | 673 |
| FST | 56 | 55 | 31 | 2,609 |
| PTO | 144 | 5 | 7 | 589 |
| TOTALS | 1,575 | | 1,309 | 110,151 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,309 | 114.4000 | 103.25 | 135,154 | 1956 | 1985 | 0 | 0 | 0 | 18.50 | 81.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1227 HX Base Yr




507 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 | 110,151 |
| TOTAL MARKET OB/XF VALUE | 562 |
| TOTAL LAND VALUE - MARKET | 172,000 |
| TOTAL MARKET VALUE | 282,713 |
| SOH/AGL Deduction | 102,120 |
| ASSESSED VALUE | 180,593 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 180,593 |
| TOTAL JUST VALUE | 282,713 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 229,067 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2045/0509 | 4/27/2016 | QC | U | I | 11 | 100 |
| GRANTOR: JONES FAY & DOUGLAS | | | | | | |
| GRANTEE: JONES FAY & REGINAL | | | | | | |
| 1433/1275 | 8/01/2006 | QC | U | I | 01 | 100 |
| GRANTOR: JONES FAY TRUSTEE | | | | | | |
| GRANTEE: JONES FAY & DOUGLAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1994] W12S5 BAS=[YR=1993] W39S25 E27 FOP=[YR=1993] S10E12N10W12$ E12 S10E12N21 FST=[YR=1993] N7W8 FOP=[YR=1994] W4S7E4N7$ S7E8$ W12N14 $ S7E12N12$.

## 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 | 0 | 45 | 9 | 405.00 | SF | 6.50 | 6.50 | 100 | 1956 | 1956 | 3 | 20 | 527 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 9 | 3 | 27.00 | SF | 6.50 | 6.50 | 100 | 1956 | 1956 | 3 | 20 | 35 | |

## 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 | 0 | 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