BLOCK 7 LOT 11
IN OR 1797/8
OAK LAWN PARK # 6 PB 3/40

SPORTS BENJAMIN L
500 S 16TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150F-0007-0110

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	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

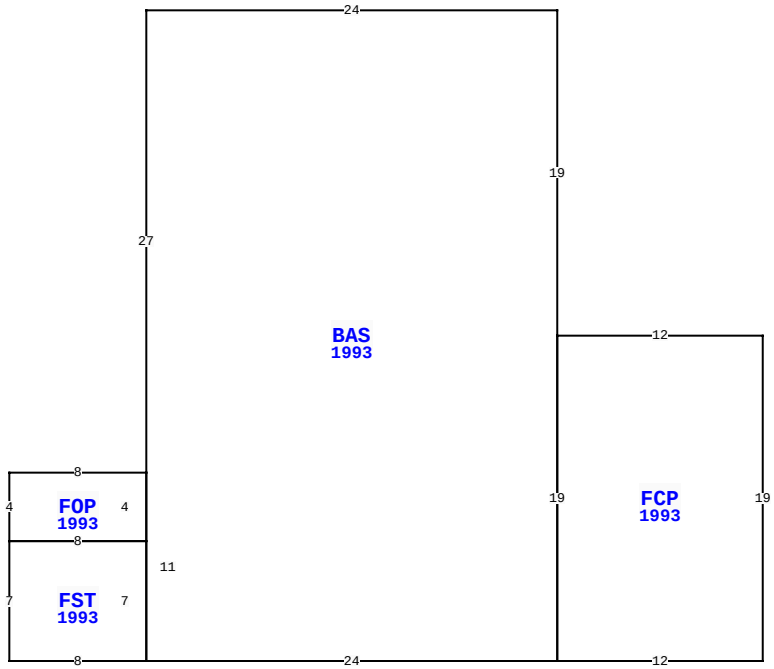
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	90,193
FCP	228	25	57	5,637
FOP	32	30	10	989
FST	56	55	31	3,066
TOTALS	1,228		1,010	99,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,010	123.1200	111.12	112,231	1956	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2016 Heated Area: 912 HX Base Yr 2016



500 S 16TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		99,886
TOTAL MARKET OB/XF VALUE		874
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		272,760
SOH/AGL Deduction		164,894
ASSESSED VALUE		107,866
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,866
TOTAL JUST VALUE		272,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012369	REPAIR/RRF	3,000	10/26/2001
B10069	REMODEL	3,500	10/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1797/0008	5/31/2012	WD	Q	I	02	90,000
GRANTOR: BRUCHMAN THOMAS F & C						
GRANTEE: SPORTS BENJAMIN L						
1175/0260	9/25/2003	WD	Q	I		107,500
GRANTOR: DEVLIN STEPHEN & JANE						
GRANTEE: BRUCHMAN THOMAS F &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W12 BAS=[YR=1993] N19 W24 S27 FOP=[YR=1993] W8 S4 FST=[YR=1993] S7 E8 N7 W8 $ E8 N4 $ S11 E24 N19 $ S19 E12 N19 $.

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	0	0	480.00	SF	5.20	5.20	100	1980	1980	3	35	874	

LAND DESCRIPTION

TOTAL OB/XF 874

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	137.00	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