BLOCK 7 LOT 19
OAK LAWN PARK #6 PB 3/40

COLUCCI KEITH L &/HECKMAN CANDICE L
508 S 16TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150F-0007-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	04	Quality Level 04

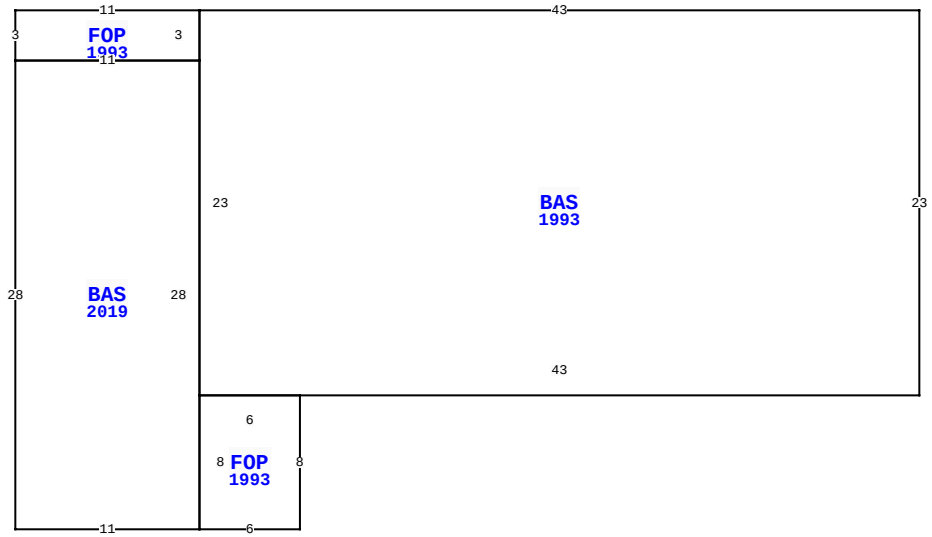
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100	989	91,187
BAS	308	100	308	28,398
FOP	33	30	10	922
FOP	48	30	14	1,291
TOTALS	1,378		1,321	121,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,321	114.6600	103.48	136,697	1957	2000	0	0	0	10.90	89.10

1 SINGLE FAM – 100% - 2020 Heated Area: 1297 HX Base Yr 2020



508 S 16TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,846
TOTAL MARKET OB/XF VALUE		7,305
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		312,151
SOH/AGL Deduction		147,448
ASSESSED VALUE		164,703
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,703
TOTAL JUST VALUE		312,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190224	18X34 STORE	0	04/10/2019
8527	REPAIR/RRF	1,000	08/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2314/1814	10/22/2019	WD	U	I	30	100,000
GRANTOR: COLUCCI ANTHONY J JR						
GRANTEE: COLUCCI KEITH L & C						
2023/0707	1/12/2016	WD	Q	I	01	82,000
GRANTOR: BERNHARD DEBORAH COX						
GRANTEE: COLUCCI ANTHONY J J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FOP=[YR=1993] W11 S3 BAS=[YR=2019] S28 E11 FOP=[YR=1993] E6 N8 W6 S8 $ N28 W11 $ E11 N3$ S23 E43 N23 $.

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	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20	100	2016	2016	3	97	3,924	
2	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	100	2019	2019	3	99	2,903	
3	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1980	1980	3	35	478	

LAND DESCRIPTION

TOTAL OB/XF 7,305

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 09/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

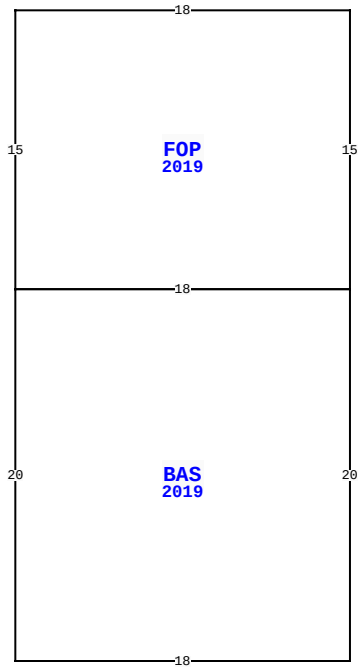
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	360	100	360	9,020
FOP	270	30	81	2,029
TOTALS	630		441	11,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	441	73.8100	25.83	11,391	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 360 HX Base Yr 2020



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GRANTEE: COLUCCI ANTHONY J J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W18 S15 BAS=[YR=2019] S20 E18 N20 W18$ E18 N15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS