



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	01
---------	----------	----

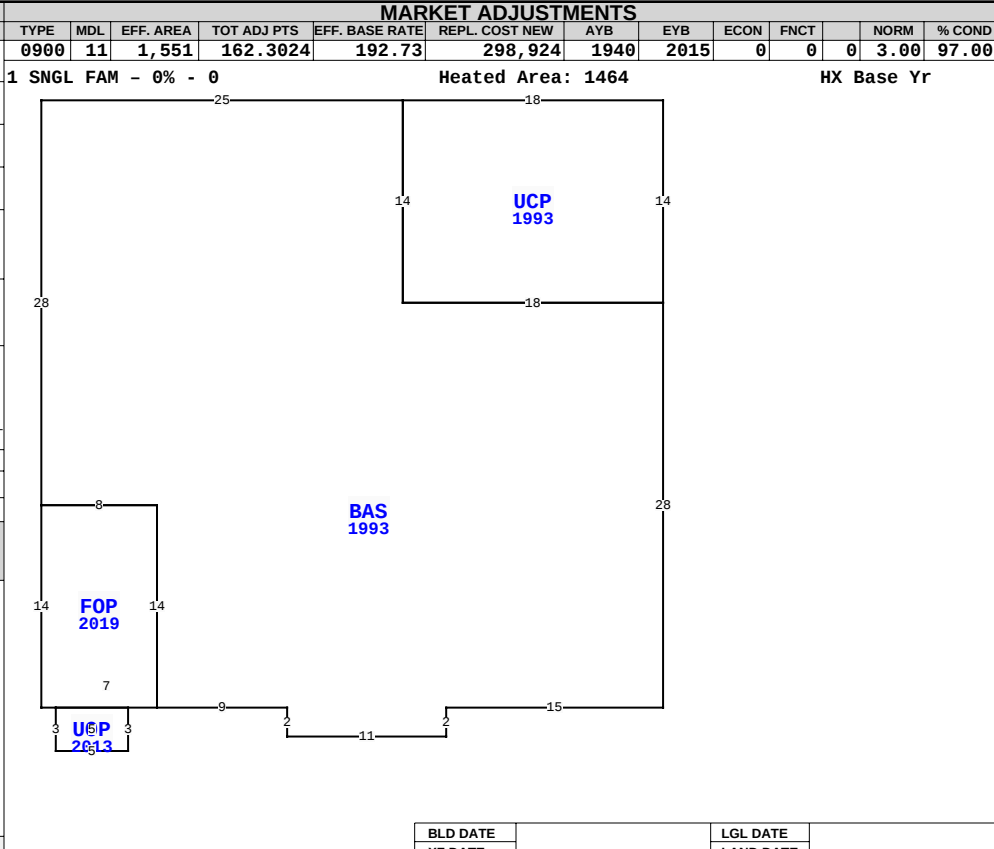
NEIGHBORHOOD/LOC	1008.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	273,692
FOP	112	30	34	6,356
UCP	252	20	50	9,348
UOP	15	20	3	561
TOTALS	1,843		1,551	289,956

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
1	0855	CONC PAVR	0	0	0	598.00	SF	10.00	10.00	100	2019	2019	3	99	5,920	
2	0510	GARAGE WD-	0	0	20	240.00	SF	35.00	35.00	100	1940	1940	3	20	1,680	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	
RETURN DATE: 03/01/2020			BY: 00		



18 S 16TH ST, FERNANDINA BEACH

TOTAL OB/XF			7,600
-------------	--	--	-------

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	1,551	162.3024	192.73	298,924	1940	2015	0	0	3.00	97.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		289,956
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		201,600
TOTAL MARKET VALUE		499,156
SOH/AGL Deduction		94,095
ASSESSED VALUE		405,061
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		405,061
TOTAL JUST VALUE		499,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190221	REMODEL	0	03/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/1607	11/22/2019	WD	Q	I	01	415,000
GRANTOR: FOWLER JEFFREY SCOTT						
GRANTEE: WHITE MATTHEW & TAM						
2231/0441	8/29/2018	FJ	U	I	11	100
GRANTOR: COSSON MARION EST						
GRANTEE: FLANNERY WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W18 BAS=[YR=1993] W25 S28 FOP=[YR=2019] S14 E1

UOP=[YR=2013] S3 E5 N3 W5\$ E7 N14 W8\$ E8 S14 E9 S2 E11 N2 E15

N28 W18 N14\$ S14 E18 N14\$.