



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	1,110	146,237
FGR	752	55	414	54,542
FOP	56	30	17	2,240
FOP	149	30	45	5,929
FOP	224	30	67	8,827
FUS	1,401	100	1,401	184,575
PTO	250	5	12	1,581
STR	76	10	8	1,054
TOTALS	4,018		3,074	404,986

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	1,275.00	SF	5.20
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0476	VF 6 SBPL	0	0	0	0	408.00	LF	32.00
4	0462	ST/AL FNC	0	0	0	0	96.00	SF	10.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,074	108.6520	135.82	417,511	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 0% - 0 Heated Area: 2511 HX Base Yr											
1616 HARBOR PT, FERNANDINA BEACH											

TOTAL OB/XF											
22,679											

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000000	C	VAC RES	0		RSF-2	0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		404,986	
TOTAL MARKET OB/XF VALUE		22,679	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		677,665	
SOH/AGL Deduction		0	
ASSESSED VALUE		677,665	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		677,665	
TOTAL JUST VALUE		677,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		658,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633489	CO ISSUED	0	04/27/2017
B1633489	NEW CONSTR	327,671	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/1977	6/07/2023	SW	U	I	11	100
GRANTOR: HUTCHINSON WILLIAM CH						
GRANTEE: HUTCHINSON WILLIAM						
2449/0775	4/02/2021	WD	Q	I	02	625,000
GRANTOR: CANFIELD KELLY T & MI						
GRANTEE: HUTCHINSON WILLIAM						

BUILDING NOTES									
FUS=[YR=2017;ORIG=15,0] E58 S4 E3 S3 E2 S8 W2 S3 W3 S1 W11 N1 W4 N4 W7 S4 W5 S4 E5 S8 W30 N16 W6 N14 \$									
BAS=[YR=2017;ORIG=-36,0] W25 W16 S13 S1 E6 S16 E30 N8 E7 N8 W2 N14 \$									
FGR=[YR=2017;ORIG=0,0] W36 S14 E2 S8 E22 N2 E12 N20 \$									
FOP=[YR=2017;ORIG=-61,0] N14 W16 S14 E16 \$									
FOP=[YR=2017;ORIG=-77,13] W4 S11 D6R5 E5 N16 W6 N1 \$									
STR=[YR=2017;ORIG=58,18] S4 W12 N4 E5 N4 E7 S4 \$									
FOP=[YR=2017;ORIG=-41,30] E7 N8 W7 S8 \$									
PTR=[ORIG=0,0] E15 W15 \$									
PTO=[YR=2024;ORIG=-61,-10] E25 S10 W25 N10 \$									
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