

BOWERS VERA C
106 S 16TH ST
FERNANDINA BEACH, FL 32034

00-00-31-150A-0001-0070

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall15CONC BLOCK 90

Exterior Wall27PREFIN MTL 10

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame Stories Units03MASONRY 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1008.00

TOTALS2,6842,292172,869

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0100012,292101.1360

EFF. BASE RATE96.08

REPL. COST NEW220,215

AYB1954

EYB1980

ECON0

FUNCT0

NORM021.50

% COND78.50

HEATED AREA: 1860

HX Base Yr 1982

STF 1994

BAS 1993

FOP 1994

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE172,869

TOTAL MARKET OB/XF VALUE840

TOTAL LAND VALUE - MARKET249,480

TOTAL MARKET VALUE423,189

SOH/AGL Deduction320,837

ASSESSED VALUE102,352

TOTAL EXEMPTION VALUEHX HB WX SX102,352

BASE TAXABLE VALUE0

TOTAL JUST VALUE423,189

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE379,959

Sales Data

OFF RECORD NumberDATETYPEINSTQUVIRSNCD SALE PRICE

0380/01873/01/1983QCUI100

GRANTOR:

GRANTEE:

0338/04936/01/1981WDQI54,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S10 W23 STR=[YR=1994] N4 W5 S4 E5 \$ W5 S10 W1 S28 E14 FOP=[YR=1993] S4 E2 STR=[YR=1994] S4E3N4W3 \$E4 N4 W6 \$ E31 N48 \$ PTR= W50 UDG=[YR=1993] N32W24S32 E24 \$ E50 \$.

EXTRA FEATURES

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/25/2024MLU

106 S 16TH ST, FERNANDINA BEACH

ADJ UNIT PRICE

ORIG CONDOYEAR ONYEAR ACTUALQ% CONDO

OB/XF MKT VALUENOTES

10810CONCRETE A0100274108.00SF6.506.5010019541954320140

20500FP-PRE FAB0100001.00UT3,500.003,500.0010019541954320700

LAND DESCRIPTIONTOTAL OB/XF840

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPEDTDPHFACIT% CONDOTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTOTAL ACRESDENSITYDECLFRZYRCONSRV

1000100CSFR1000006R-189.00137.0089.10FF1.001.001.002,800.002,800.00249,480

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 249,480Market: 0Agricultural: 0Common: 249,480PRINTED 08/06/2024 BY SYS