BLOCK 4 LOT 14
IN OR 2058/1688
OAK LAWN PARK #3 PB 3/28

HAYNES RALPH JR
302 S 16TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150C-0004-0140

BUILDING CHARACTERISTICS

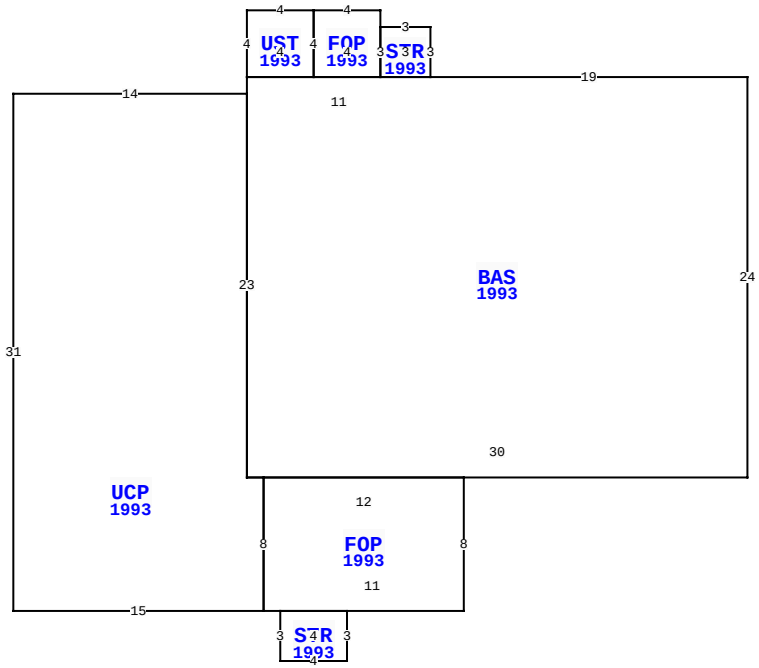
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	720	100	720	63,328
FOP	16	30	5	439
FOP	96	30	29	2,550
STR	9	10	1	88
STR	12	10	1	88
UCP	442	20	88	7,740
UST	16	45	7	616
TOTALS	1,311		851	74,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	851	111.8880	106.29	90,453	1952	2000	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2018 Heated Area: 720 HX Base Yr 2018



302 S 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

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	45	6	270.00	SF	6.50	6.50	100	1952	1952	3	20	351	
2	0810	CONCRETE A	0	100	0	0	52.00	SF	6.50	6.50	100	1988	1988	3	54.5	184	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		74,850
TOTAL MARKET OB/XF VALUE		535
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		266,785
SOH/AGL Deduction		145,994
ASSESSED VALUE		120,791
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		20,791
TOTAL JUST VALUE		266,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131371	ROOF	3,000	06/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2058/1688	7/13/2016	WD	Q	I	01	110,000
GRANTOR: HAMILTON GEORGE W JR						
GRANTEE: HAYNES RALPH JR						
1813/1607	9/13/2012	WD	Q	I	01	89,100
GRANTOR: ERICKSEN TODD S						
GRANTEE: HAMILTON GEORGE W J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 STR=[YR=1993] N3W3 FOP=[YR=1993] N1 W4 UST=[YR=1993] W4 S4E4 N4$S4 E4N3$ S3E3$ W11S1 UCP=[YR=1993] W14S31E15 FOP=[YR=1993] E1 STR=[YR=1993] S3E4N3W4$ E11N8W12S8$ N8W1N23$ S23E30N24$.

LAND DESCRIPTION

TOTAL OB/XF 535

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	87.00	137.00	87.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	191,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 08/06/2024 BY SYS