BLOCK 4 LOT 16
OAK LAWN PARK 3 PB 3/28

BRUNEIO JAMES JR
304 S 16TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-150C-0004-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

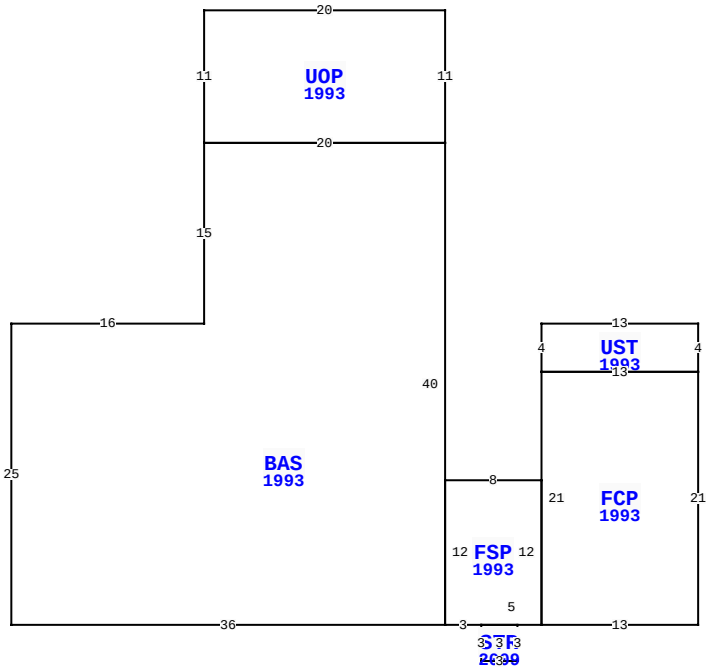
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,200	100	1,200	83,712
FCP	273	25	68	4,744
FSP	96	40	38	2,651
STR	9	10	1	70
UOP	220	20	44	3,070
UST	52	45	23	1,604
TOTALS	1,850		1,374	95,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,374	96.6160	91.79	126,119	1952	1990	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



304 S 16TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		95,850
TOTAL MARKET OB/XF VALUE		1,678
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		288,928
SOH/AGL Deduction		121,293
ASSESSED VALUE		167,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,635
TOTAL JUST VALUE		288,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090957	REPAIR/RRF	2,280	07/22/2009
5231	XFOB	500	02/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/0742	11/25/2019	WD	Q	I	01	198,500
GRANTOR: RIDGWAY RONALD & LIND						
GRANTEE: BRUNEIO JAMES JR						
1263/0410	10/01/2004	QC	U	I	01	100
GRANTOR: RIDGWAY LINDA &						
GRANTEE: RIDGWAY RONALD & LI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W20 S11 BAS=[YR=1993] S15W16 S25E36
FSP=[YR=1993] E3 STR=[YR=2009] S3E3 N3W3$E5 FCP=[YR=1993]
E13N21 UST=[YR=1993] N4W13S4E13$W13S21$N12
W8S12$N40W20$E20N11$.

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	0	0	453.00	SF	6.50	6.50	100	1989	1989	3	57	1,678	

LAND DESCRIPTION

TOTAL OB/XF 1,678

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