BLOCK 5 LOT 9
OAK LAWN PARK #3 PB 3/28

NUNEZ HILDA L L/E/
209 S 16TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150C-0005-0090

BUILDING CHARACTERISTICS

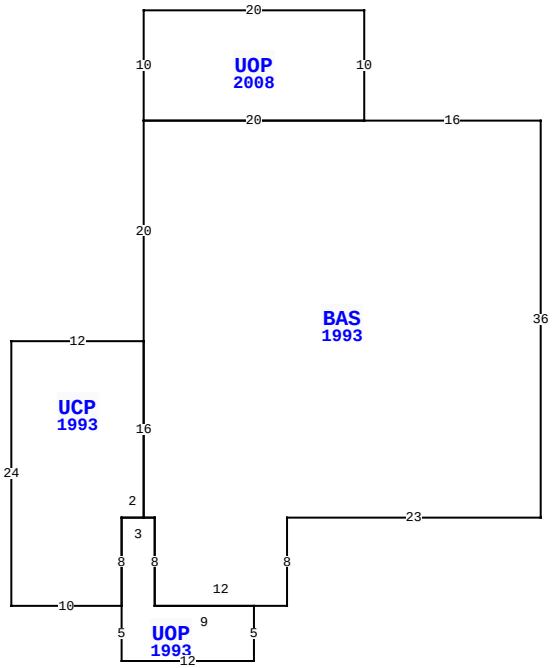
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,392	100	1,392	86,379
UCP	272	20	54	3,351
UOP	84	20	17	1,055
UOP	200	20	40	2,482
TOTALS	1,948		1,503	93,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,503	92.0000	87.40	131,362	1952	1980	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 0 Heated Area: 1392 HX Base Yr



209 S 16TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		93,267
TOTAL MARKET OB/XF VALUE		14,044
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		298,711
SOH/AGL Deduction		218,053
ASSESSED VALUE		80,658
TOTAL EXEMPTION VALUE	HX HB SX	80,658
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		298,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051583	H/AC	3,000	04/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2611/1221	1/04/2023	SW	U	I	11	100
GRANTOR: NUNEZ HILDA L L/E						
GRANTEE: NUNEZ-PITTMAN WINON						
2198/0407	5/22/2018	SW	U	I	11	100
GRANTOR: NUNEZ HILDA L						
GRANTEE: PITTMAN WINONA NUNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=2008] N10 W20 S10 E20$ W20 S20
UCP=[YR=1993] W12 S24 E10 UOP=[YR=1993] S5 E12 N5 W9 N8 W3
S8$ N8 E2 N16$ S16 E1 S8 E12 N8 E23 N36$.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
2	0810	CONCRETE A	0	100	33	7	231.00	SF	6.50	6.50	100	1952	1952	3	20	300	
3	0861	POOL GUNIT	0	100	32	18	576.00	SF	85.00	85.00	100	1990	1990	3	20	9,792	
4	0845	KOOL DECK	0	100	0	0	583.00	SF	7.25	7.25	100	1990	1990	3	59.5	2,515	
5	0681	POLE SHED	0	100	15	12	180.00	SF	15.00	15.00	100	1980	1980	3	20	540	
6	0810	CONCRETE A	0	100	5	10	50.00	SF	6.50	6.50	100	1988	1988	3	54.5	177	

LAND DESCRIPTION

TOTAL OB/XF 14,044

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		R-1	87.00	153.00	87.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	191,400							

REVIEW DATE 06/03/2019 BY DJ Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 08/06/2024 BY SYS