BLOCK 5 LOT 17
OAK LAWN PARK 3 PB 3/28

SHELTON IAN JACQUES L/E/
961084 BUCCANEER TRL
FERNANDINA BEACH, FL 32034

2024

00-00-31-150C-0005-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

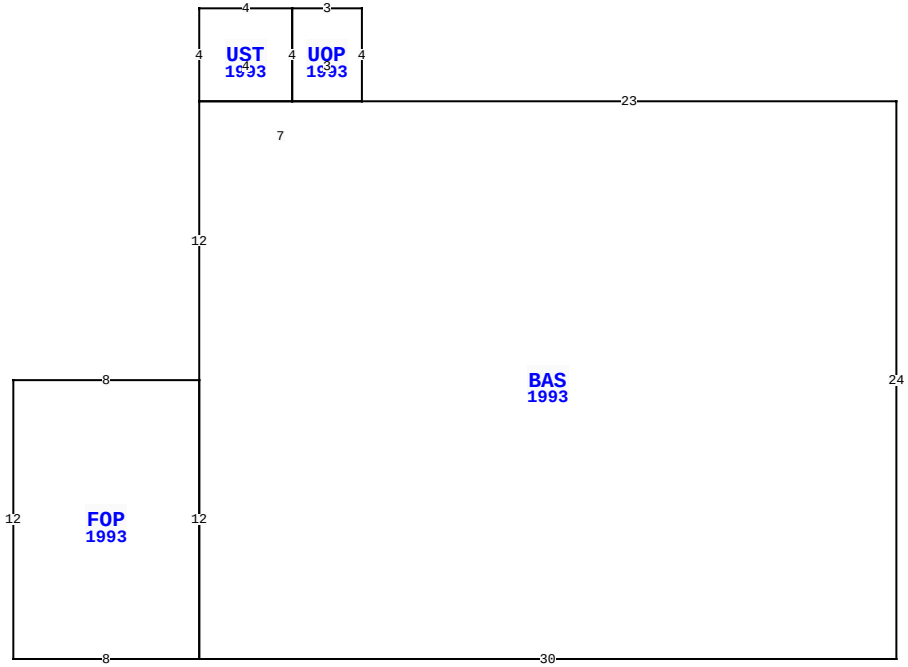
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	64,348
FOP	96	30	29	2,592
UOP	12	20	2	179
UST	16	45	7	626
TOTALS	844		758	67,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	758	128.7000	122.26	92,673	1952	1985	0	0	0	26.90	73.10

1 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr



307 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	67,744
TOTAL MARKET OB/XF VALUE	315
TOTAL LAND VALUE - MARKET	191,400
TOTAL MARKET VALUE	259,459
SOH/AGL Deduction	106,296
ASSESSED VALUE	153,163
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,163
TOTAL JUST VALUE	259,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101191	H/AC	3,500	07/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/1717	7/08/2021	LE	U	I	11	100
GRANTOR: SHELTON IAN JACQUES						
GRANTEE: SHELTON IAN J L/E E						
1193/1985	12/08/2003	QC	U	I	01	100
GRANTOR: SHELTON CHARLES H						
GRANTEE: SHELTON IAN JACQUES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1993] N4 W3 UST=[YR=1993] W4 S4 E4 N4 $ S4 E3 $ W7 S12 FOP=[YR=1993] W8 S12 E8 N12 $ S12 E30 N24 $.

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	0	0	0	242.00	SF	6.50	6.50	100	1952	1952	3	20	315	

LAND DESCRIPTION

TOTAL OB/XF 315

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	0	0006	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 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