BLOCK 7 LOT 1
OAK LAWN PARK 6 PB 3/40

VANDENBERG VADER & HELGA/
400 SOUTH 16TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-150F-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

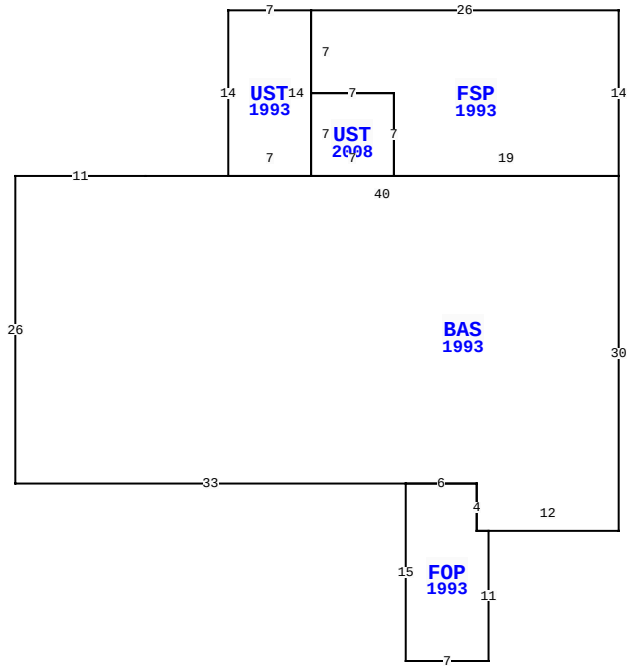
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,374	100	1,374	120,511
FOP	101	30	30	2,631
FSP	315	40	126	11,051
UST	98	45	44	3,859
UST	49	45	22	1,930
TOTALS	1,937		1,596	139,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	117.6060	111.73	178,321	1957	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2009 Heated Area: 1374 HX Base Yr 2009



400 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		139,982
TOTAL MARKET OB/XF VALUE		2,886
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		332,068
SOH/AGL Deduction		213,589
ASSESSED VALUE		118,479
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,479
TOTAL JUST VALUE		332,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080632	ELEC OTHER	500	04/16/2008
8317	REPAIR/RRF	1,000	05/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	6/13/2008	CN	U	I	01	145,000
GRANTOR: PAETSCH WALTER E & TI						
GRANTEE: VANDENBERG VADER &						
0857/0654	12/01/1998	WD	U	I	06	55,000
GRANTOR: STEVENSON GARY G & HE						
GRANTEE: PAETSCH WALTER E &						

BUILDING NOTES

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	440.00	SF	6.50	6.50	100	1984	1984	3	44	1,258	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S26 E33 FOP=[YR=1993] S15 E7 N11 W1 N4 W6$ E6 S4 E12 N30 FSP=[YR=1993] N14 W26 UST=[YR=1993] W7 S14 E7 UST=[YR=2008] E7 N7 W7 S7$ N14$ S7 E7 S7 E19$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 2,886

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	86.00	136.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS