BLOCK 7 LOT 9
IN OR 947/92
OAKLAWN PARK #6 PB 3/40

KING SIMONE
408 S 16TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150F-0007-0090

BUILDING CHARACTERISTICS

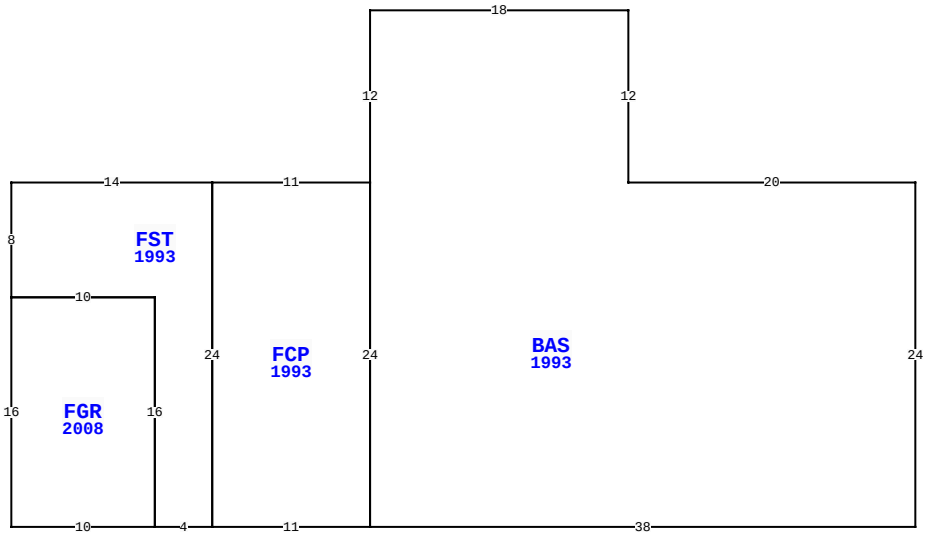
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,128	100	1,128	108,751
FCP	264	25	66	6,363
FGR	160	55	88	8,485
FST	176	55	97	9,352
TOTALS	1,728		1,379	132,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,379	117.9360	112.04	154,503	1956	1995	0	0	0	13.95	86.05

1 SINGLE FAM – 100% - 2001 Heated Area: 1128 HX Base Yr 2001



408 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		132,950
TOTAL MARKET OB/XF VALUE		28,211
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		350,361
SOH/AGL Deduction		239,003
ASSESSED VALUE		111,358
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,358
TOTAL JUST VALUE		350,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0009		0	01/18/2024
20162332	PAVERS	0	08/24/2016
20121590	SWIM POOL	22,000	08/06/2012
20121591	FENCE AROUND POOL	0	08/06/2012
20081466	REROOF W/30YR SHN	6,000	09/18/2008
5912	REROOF	2,350	04/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0947/0092	8/28/2000	WD	Q	I		91,000
GRANTOR: GURLEY TYSON H						
GRANTEE: KING SIMONE						
0766/1928	7/31/1996	WD	Q	I		60,500
GRANTOR: VINSON PAULA L						
GRANTEE: GURLEY TYSON H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N12 W18 S12 FCP=[YR=1993] W11 FST=[YR=1993] W14 S8 FGR=[YR=2008] S16 E10 N16 W10$ E10 S16 E4 N24$ S24 E11 N24$ S24 E38 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	0855	CONC PAVER	0	100	51	8	408.00	SF	7.00	7.00	100	2016	2016	3	96	2,742	
2	0861	POOL GUNIT	0	100	12	24	288.00	SF	85.00	85.00	100	2012	2012	3	68	16,646	
3	0855	CONC PAVER	0	100	0	0	525.00	SF	10.00	10.00	100	2012	2012	3	93	4,883	
4	0462	ST/AL FNC	0	100	89	4	356.00	SF	10.00	10.00	100	2012	2012	3	68	2,421	
5	0855	CONC PAVER	0	100	0	0	226.00	SF	7.00	7.00	100	2016	2016	3	96	1,519	

LAND DESCRIPTION

TOTAL OB/XF 28,211

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	86.00	137.00	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