BLOCK 7 LOT 17
OAK LAWN PARK 6 PB 3/40

JOHNS STEPHEN H
506 S 16TH ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-150F-0007-0170**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 08 | DECORATIVE 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 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 | 04 | Quality Level 04 |

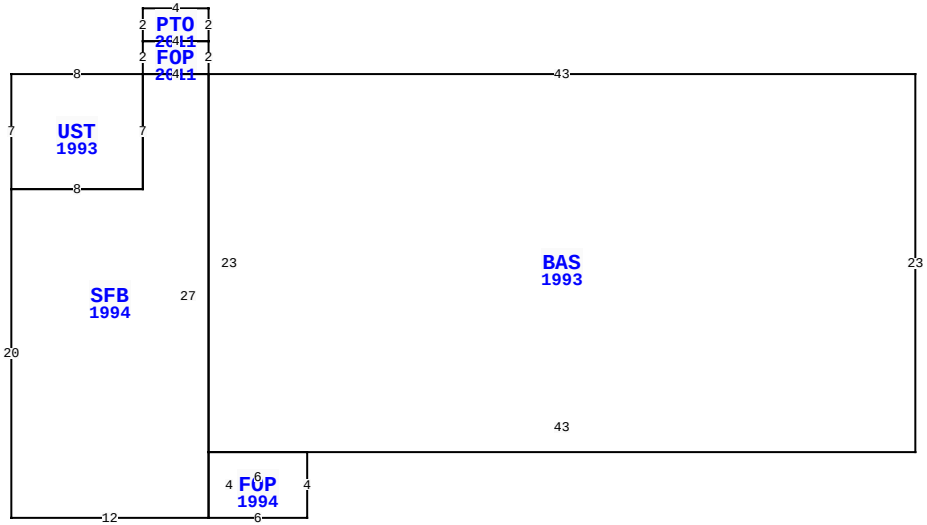
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1011.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 989 | 100 | 989 | 124,586 |
| FOP | 24 | 30 | 7 | 882 |
| FOP | 8 | 30 | 2 | 252 |
| PTO | 8 | 5 | 0 | 0 |
| SFB | 268 | 80 | 214 | 26,958 |
| UST | 56 | 45 | 25 | 3,149 |
| TOTALS | 1,353 | | 1,237 | 155,827 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,237 | 117.0876 | 146.36 | 181,047 | 1957 | 1995 | 0 | 0 | 0 | 13.93 | 86.07 |

1 SNGL FAM – 100% - 2022 Heated Area: 1203 HX Base Yr 2022




506 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 | | 155,827 |
| TOTAL MARKET OB/XF VALUE | | 16,819 |
| TOTAL LAND VALUE - MARKET | | 189,200 |
| TOTAL MARKET VALUE | | 361,846 |
| SOH/AGL Deduction | | 104,326 |
| ASSESSED VALUE | | 257,520 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 207,520 |
| TOTAL JUST VALUE | | 361,846 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 338,658 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100929 | H/AC | 3,800 | 06/07/2010 |
| 20100384 | ELEC OTHER | 1,200 | 03/03/2010 |
| 20100215 | REPAIR/RRF | 1,904 | 02/03/2010 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2513/0052 | 11/08/2021 | WD | Q | I | 01 | 392,500 |
| GRANTOR: WALLS JAMES D & JANIC | | | | | | |
| GRANTEE: JOHNS STEPHEN H | | | | | | |
| 2420/1775 | 12/23/2020 | WD | Q | I | 01 | 245,000 |
| GRANTOR: BECKETT JOHN H & GLYN | | | | | | |
| GRANTEE: WALLS JAMES D & JAN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W43FOP=[YR=2011] N2 PTO=[YR=2011] N2W4S2E4$ W4S2 UST=[YR=1993] W8S7 SFB=[YR=1994] S20E12 FOP=[YR=1994] E6N4W6S4$ N27W4S7W8$ E8N7$ E4$ S23E43N23$.

### 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 24 | 576.00 | SF | 38.50 | 38.50 | 100 | 2011 | 2011 | 3 | 64 | 14,193 | |
| 2 | 0825 | BRICK | 0 | 100 | 5 | 6 | 30.00 | SF | 12.50 | 12.50 | 100 | 2011 | 2011 | 3 | 98 | 368 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 47 | 12 | 564.00 | SF | 5.20 | 5.20 | 100 | 1999 | 1999 | 3 | 77 | 2,258 | |

### LAND DESCRIPTION

TOTAL OB/XF 16,819

| 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