

COLUCCI KEITH L &/HECKMAN CANDICE L
508 S 16TH ST
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																			
Exterior Wall	15	CONC BLOCK 80	0100	01	1,321	114.6600	108.93	143,897	1957	2000	0	0	0	11.40	88.60																	
Exterior Wall	10	ABOVE AVG 20	1 SINGLE FAM - 100% - 2020										Heated Area: 1297										HX Base Yr 2020									
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE										138,428									
Roof Cover	12	MODULAR MT 100											TOTAL MARKET OB/XF VALUE										7,202									
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										189,200									
Interior Floor	14	CARPET 80											TOTAL MARKET VALUE										334,830									
Interior Floor	08	SHT VINYL 20											SOH/AGL Deduction										165,186									
Air Condition	03	CENTRAL 100											ASSESSED VALUE										169,644									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms	3	100											BASE TAXABLE VALUE										119,644									
Bathrooms	2	100											TOTAL JUST VALUE										334,830									
Frame	03	MASONRY 100											NCON VALUE										0									
Stories	1.	1. 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE										312,151																			
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	95,451																												
BAS	308	100	308	29,725																												
FOP	33	30	10	965																												
FOP	48	30	14	1,351																												
TOTALS		1,378		1,321	127,493																											
EXTRA FEATURES		508 S 16TH ST, FERNANDINA BEACH																														
L N	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	0811	CONCRETE B	0100	0	0	778.00	SF	5.20	5.20	100	2016	2016	3	96	3,884																	
2	0811	CONCRETE B	0100	0	0	564.00	SF	5.20	5.20	100	2019	2019	3	98	2,874																	
3	0810	CONCRETE A	0100	0	0	210.00	SF	6.50	6.50	100	1980	1980	3	32.5	444																	
TOTAL OB/XF 7,202																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS																																

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