LOT 8
IN OR 2187/1459
R/P OF OUTLOT 44 S/D DBK A6/32

POWELL BRENDA S L/E/
18 N 16TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0044-0080

BUILDING CHARACTERISTICS

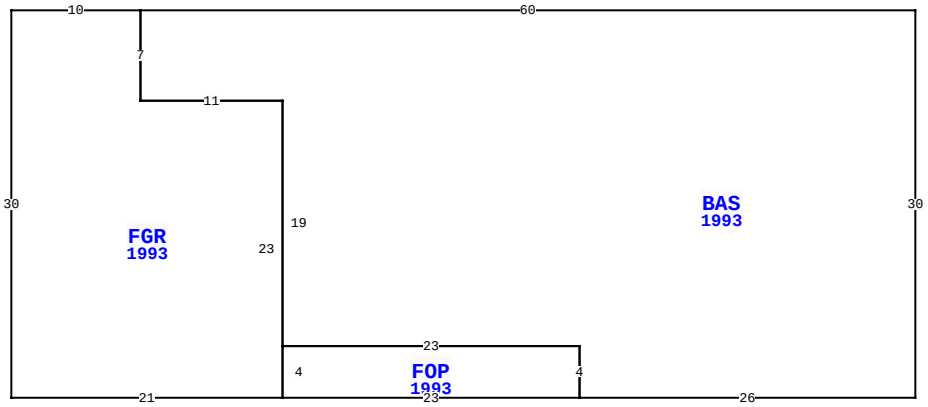
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,455	100	1,455	120,083
FGR	553	55	304	25,090
FOP	92	30	28	2,311
TOTALS	2,100		1,787	147,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,787	125.0000	118.75	212,206	1977	1982	0	0	0	30.50	69.50

1 SINGLE FAM – 100% - 0 Heated Area: 1455 HX Base Yr



18 N 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,483
TOTAL MARKET OB/XF VALUE		3,035
TOTAL LAND VALUE - MARKET		247,500
TOTAL MARKET VALUE		398,018
SOH/AGL Deduction		271,339
ASSESSED VALUE		126,679
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		71,679
TOTAL JUST VALUE		398,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122289	H/AC	2,188	11/08/2012
20111410	3 WINDOWS INSTALL	2,815	08/17/2011
10246	SCREEN PORCH	1,750	01/14/1997
10096	RE-ROOF	2,850	10/21/1996
1838	H/AC	0	06/14/1993
2242	REMODEL	0	06/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2187/1459	3/25/2018	QC	U	I	11	100

GRANTOR: POWELL TIMOTHY H & BR

GRANTEE: MOCK ELISHA POWELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 FGR=[YR=1993] W10 S30 E21 N23 W11 N7 $ S7 E11 S19 FOP=[YR=1993] S4 E23 N4W23$ E23 S4 E26 N30$.

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	0754	FOP	0	100	6	10	60.00	SF	15.00	15.00	100	1997	1997	3	20	180	
2	0810	CONCRETE A	0	100	0	0	918.00	SF	6.50	6.50	100	1977	1977	3	28	1,671	
3	0755	FSP	0	100	20	10	200.00	SF	20.00	20.00	100	1997	1997	3	20	800	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1993	1993	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 3,035

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	78.00	162.00	1.00	LT		1.00	1.00	0.90	275,000.00	247,500.00	247,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 247,500 Market: 0 Agricultural: 0 Common: 247,500 PRINTED 08/06/2024 BY SYS