

LOT 5
IN OR 2566/912
REPLAT OF OUTLOT 186 PB 2/53

BERNARD CAMERON & JANE
12 SOUTH 16TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1620-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units	0	100
BUD\$ Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100	1,124	176,780
FOP	20	30	6	944
FUS	688	100	688	108,207
STP	25	10	2	315

TOTALS	1,857		1,820	286,246
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0511	GARAGE CB-	0	100	24	22	528.00	SF	40.00
2	0810	CONCRETE A	0	100	43	5	1,530.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,700.00	SF	6.50
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	75.00	137.00	75.00

REVIEW DATE	12/04/2019	BY	DJ
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	11	1,820	178.9760	170.03	309,455	1939	2015	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1812 HX Base Yr 2023											

12 S 16TH ST, FERNANDINA BEACH	03/25/2024	MLU
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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	0511	GARAGE CB-	0	100	24	22	528.00	SF	40.00	40.00	100	1987	1987	3	52	10,982	
2	0810	CONCRETE A	0	100	43	5	1,530.00	SF	6.50	6.50	100	1960	1960	3	20	1,989	
3	0810	CONCRETE A	0	100	0	0	1,700.00	SF	6.50	6.50	100	1987	1987	3	52	5,746	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1940	1940	3	20	400	

TOTAL OB/XF													19,117		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
R-1	75.00	137.00	75.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	235,200				

Total Acres: 0.00	Total Land Value: 235,200	Market: 0	Agricultural: 0	Common: 235,200
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		286,246	
TOTAL MARKET OB/XF VALUE		19,117	
TOTAL LAND VALUE - MARKET		235,200	
TOTAL MARKET VALUE		540,563	
SOH/AGL Deduction		65,933	
ASSESSED VALUE		474,630	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		419,630	
TOTAL JUST VALUE		540,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		495,515	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190611	HDBRSIDING	0	10/24/2019
20041958	REPAIR/RRF	7,000	10/22/2004
4189	REPAIR/RRF	5,775	02/27/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2566/0912	5/31/2022	WD	Q	I	01	625,000	
GRANTOR: BUNN GARY R JR &							
GRANTEE: BERNARD CAMERON & J							
2388/0051	8/28/2020	WD	Q	I	01	388,000	
GRANTOR: SHAW JOHN C & DEBORAH							
GRANTEE: BUNN GARY R JR & ME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 FOP=[YR=1993] N5 W4 S5 E4 \$ W4 N5 W22 S17 W8 S12 E8 S3 E14 STP=[YR=1993] S5E5N5W5\$E20 N27 \$ PTR= E15 FUS=[YR=1993] E4 N4 E26 S4 E4 S16 W4 S4 W5 N4 W16 S4 W5 N4 W4 N16 \$ W15 \$.									