

WHITE MATTHEW & TAMMY
18 S 16TH ST
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall10

ABOVE AVG 100

Roof Structur03

GABLE/HIP 100

Roof Cover12

MODULAR MT 100

Interior Wall05

DRYWALL 100

Interior Floo12

HARDWOOD 100

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms3

100

Bathrooms2

100

Frame Stories02

WOOD FRAME 100

Units1.

1. 100

UnitsBUD8 Adjustme02

0 100
DIST FB 100

Quality05

Quality Level 05

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1008.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,464

100

1,464

286,620

FOP

112

30

34

6,657

UCP

252

20

50

9,789

UOP

15

20

3

588

TOTALS

1,843

1,551

303,654

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

10855

CONC PAVER

0100

0

0

598.00

SF

10.00

10.00

100

2019

2019

3

98

5,860

20510

GARAGE WD-

0100

20

12

240.00

SF

35.00

35.00

100

1940

1940

3

20

1,680

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100

C

SFR

100

R-1

75.00

137.00

75.00

FF

1

1.12

1.00

1.12

2,800.00

3,136.00

235,200

REVIEW DATE

09/24/2019

BY

DJ

Total Acres:

0.00

Total Land Value:

235,200

Market:

0

Agricultural:

0

Common:

235,200

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

090011

1,551

162.3024

202.88

314,667

1940

2015

0

0

0

3.50

96.50

1

SNGL FAM - 100% - 2024

Heated Area: 1464

HX Base Yr 2024

25

18

14

14

28

18

28

14

14

7

9

2

11

2

15

3

3

UCP

1993

BAS

1993

FOP

2019

UCP

2013

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/25/2024

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

2321/1607

11/22/2019

WD Q

Q

I

01

415,000

GRANTOR: FOWLER JEFFREY SCOTT

GRANTEE: WHITE MATTHEW & TAM

2227/0781

9/26/2018

WD Q

Q

I

01

205,000

GRANTOR: FLANNERY WILLIAM A JR

GRANTEE: FOWLER JEFFREY SCOT

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W18 BAS=[YR=1993] W25 S28 FOP=[YR=2019] S14 E1 UOP=[YR=2013] S3 E5 N3 W5\$ E7 N14 W8\$ E8 S14 E9 S2 E11 N2 E15 N28 W18 N14\$ S14 E18 N14\$.

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

303,654

7,540

235,200

546,394

0

546,394

50,000

496,394

546,394

0

499,156