LOT 15
IN OR 1913/1895
PHOENIX WALK PB 5/55

ALLEN THOMAS G & NAOMI L
16 ZACHARY CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1635-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

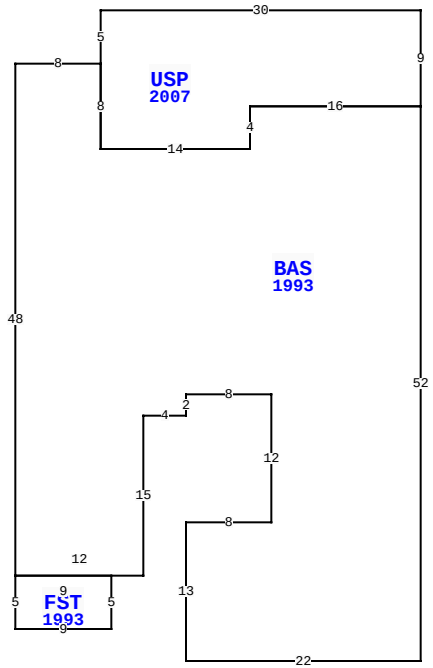
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	1,668	206,661
FST	45	55	25	3,098
USP	326	30	98	12,142
TOTALS	2,039		1,791	221,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,791	162.0090	153.91	275,653	1984	1984	0	0	0	19.50	80.50

1 TOWNHOUSE – 100% - 2016 Heated Area: 1668 HX Base Yr 2016



16 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,901
TOTAL MARKET OB/XF VALUE		3,814
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		450,715
SOH/AGL Deduction		278,627
ASSESSED VALUE		172,088
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,088
TOTAL JUST VALUE		450,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1913/1895	4/21/2014	WD	Q	I	01	214,000
GRANTOR: GREENWOOD KATHRYN GAG						
GRANTEE: ALLEN THOMAS G & NA						
1731/0681	3/24/2011	WD	U	I	16	112,500
GRANTOR: HART MARY MARGARET GA						
GRANTEE: GREENWOOD KATHRYN G						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] W30 S5 BAS=[YR=1993] W8 S48 FST=[YR=1993] S5 E9 N5 W9$ E12 N15 E4 N2 E8 S12 W8 S13 E22 N52 W16 S4 W14 N8$ S8 E14 N4 E16 N9$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0801	ASPHALT A	0	100	0	0	361.00	SF	3.00	3.00	100	1984	1984	3	50	542	
3	1242	WD DECK A	0	100	0	0	166.00	SF	10.00	10.00	100	1997	1997	3	20	332	
4	1126	CB/STC 8"	0	100	0	0	79.00	SF	8.00	8.00	100	1984	1984	3	44	278	
5	0810	CONCRETE A	0	100	0	0	148.00	SF	6.50	6.50	100	1997	1997	3	73	702	

LAND DESCRIPTION

TOTAL OB/XF 3,814

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	000310	C	TOWNHOUSE2	100		R-1	39.00	109.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS