BLOCK F LOT W 100 FT OF S
68 1/4 FT OF LOT 2 OR 246/194
ATLANTIC HIGHLANDS DB 39/297

BROWN KAREN JONES/JONES CARL BRENT
116 N 20TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000F-0023

BUILDING CHARACTERISTICS

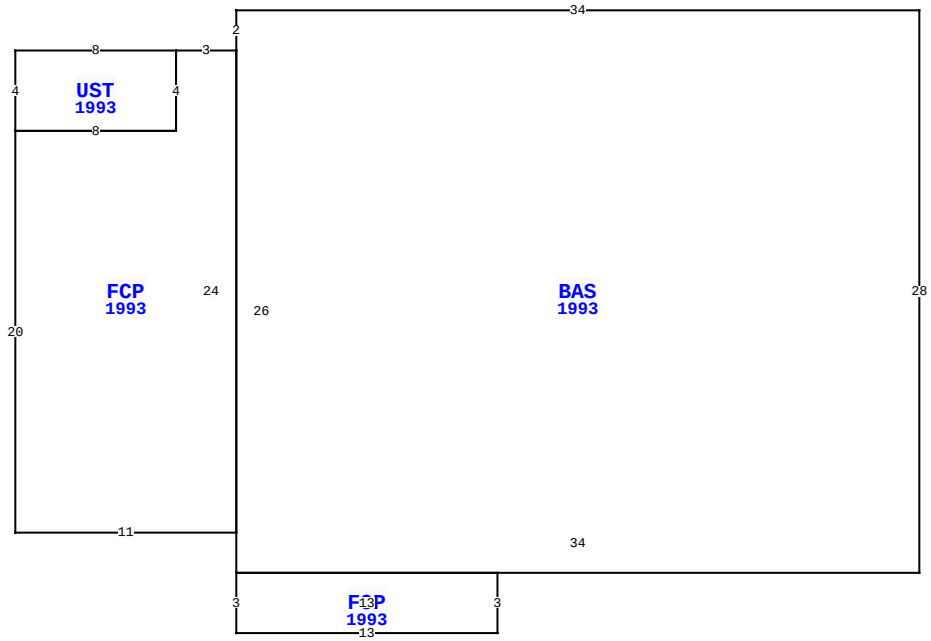
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	99,325
FCP	232	25	1993	58	6,051
FOP	39	30	1993	12	1,252
UST	32	45	1993	14	1,461
TOTALS	1,255			1,036	108,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,036	147.9870	147.99	153,318	1962	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 2024 Heated Area: 952 HX Base Yr 2024



116 N 20TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		108,089
TOTAL MARKET OB/XF VALUE		457
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		333,546
SOH/AGL Deduction		0
ASSESSED VALUE		333,546
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,824
TOTAL JUST VALUE		333,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080715	REPAIR/RRF	4,250	04/29/2008
2004276	DEMOLITION	0	10/31/2000
983536	ELEC OTHER	0	04/13/1998
9610078	REPAIR/RRF	3,585	10/09/1996
9214	REPAIR/RRF	500	07/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2321/1224	11/25/2019	QC	U	I	11	100
GRANTOR: ALVAREZ JOHN B JR & D						
GRANTEE: BROWN KAREN JONES &						
2314/1055	10/23/2019	WD	U	I	37	100,000
GRANTOR: BROWN KAREN J & CARL						
GRANTEE: ALVAREZ JOHN B JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S2 FCP=[YR=1993] W3 UST=[YR=1993] W8 S4 E8N4$ S4 W8 S20 E11 N24 $ S26 FOP=[YR=1993] S3 E13 N3W13$ E34 N28$.

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	0810	CONCRETE A	0	100	0	0	328.00	SF	6.50	6.50	100	1962	1962	3	20	426	
2	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	1962	1962	3	20	31	

LAND DESCRIPTION

TOTAL OB/XF 457

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	RES	100	0006	R-1	68.00	100.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 06/17/2020 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS