LOT 2
IN OR 649 PG 276
COOPER TERRACE PB 3/15

ESCKELSON LEON P
201 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1220-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

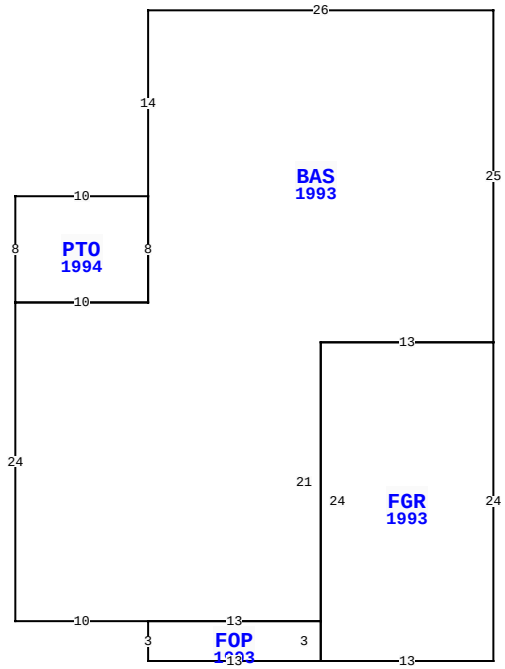
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,163	100	1993	1,163	113,112
FGR	312	55	1993	172	16,729
FOP	39	30	1993	12	1,167
PTO	80	5	1994	4	389
TOTALS	1,594			1,351	131,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	115.4400	115.44	155,959	1984	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 1992 Heated Area: 1163 HX Base Yr 1992



201 S 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,395
TOTAL MARKET OB/XF VALUE		3,017
TOTAL LAND VALUE - MARKET		254,380
TOTAL MARKET VALUE		388,792
SOH/AGL Deduction		286,517
ASSESSED VALUE		102,275
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,553
TOTAL JUST VALUE		388,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111110	REPAIR/RRF	5,000	07/07/2011
7586	XFOB	1,500	03/19/1993
2984	NEW CONSTR	48,000	01/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0649/0276	2/18/1992	WD	Q	I		71,300
GRANTOR: DANIEL MAC ARTHUR H						
GRANTEE: ESCKELSON LEON P						
0523/0251	7/28/1987	WD	Q	I		61,000
GRANTOR: PUCHALSKI ROBERT & L						
GRANTEE: DANIEL MACARTHUR H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S14PTO=[YR=1994] W10S8 E10N8$ S8 W10 S24 E10 FOP=[YR=1993] S3 E13 FGR=[YR=1993] E13N24 W13 S24 $ N3 W13 $ E13 N21 E13N25 $.

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	47	9	423.00	SF	6.50	6.50	100	1984	1984	3	41	1,127	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 3,017

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	79.00	150.00	79.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	254,380							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 254,380 Market: 0 Agricultural: 0 Common: 254,380 PRINTED 07/30/2025 BY SYS