BLOCK 1 PT OF LOT 5
IN OR 2284/507
OAKLAWN PARK 1 PB 2/52

ORR KATHERINE T
104 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0001-0050

BUILDING CHARACTERISTICS

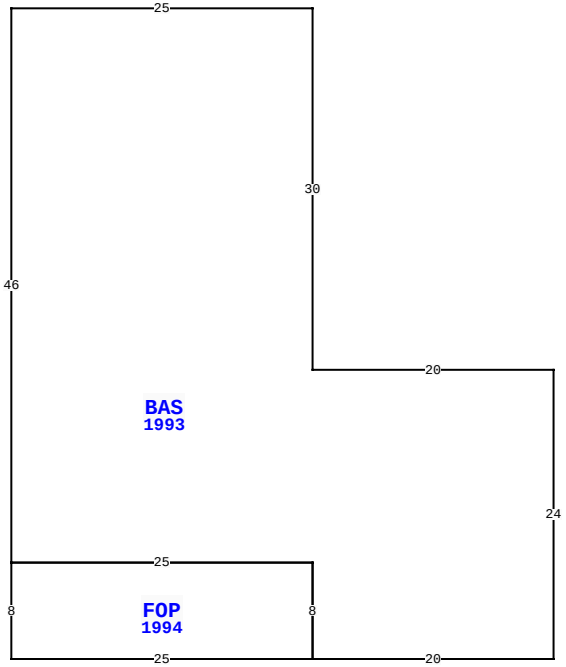
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,630	100	1993	1,630	150,131
FOP	200	30	1994	60	5,526
TOTALS	1,830			1,690	155,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,690	109.0000	109.00	184,210	1982	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1630 HX Base Yr 2020



104 S 16TH ST, FERNANDINA BEACH

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

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	1982	1982	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	970.00	SF	6.50	6.50	100	1982	1982	3	35	2,207	
3	1242	WD DECK A	0	100	0	0	330.00	SF	10.00	10.00	100	1983	1983	3	20	660	
4	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1983	1983	3	20	960	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,657
TOTAL MARKET OB/XF VALUE		5,542
TOTAL LAND VALUE - MARKET		178,920
TOTAL MARKET VALUE		340,119
SOH/AGL Deduction		193,020
ASSESSED VALUE		147,099
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,377
TOTAL JUST VALUE		340,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190529	REMODEL	0	09/13/2019
2799	REMODEL	2,000	05/01/1984
2066	NEW CONSTR	43,000	03/10/1982

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/0507	6/21/2019	WD	Q	I	01	235,000
GRANTOR: MATHEWS ROBERTA M						
GRANTEE: ORR KATHERINE T						
1031/1114	1/17/2002	WD	U	I	07	100
GRANTOR: MATHEWS CHARLES L						
GRANTEE: MATHEWS ROBERTA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N30 W25 S46 FOP=[YR=1994] S8 E25 N8 W25$
E25 S8 E20 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,542

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	64.00	137.00	63.90	FF		1.00	1.00	1.00	2,800.00	2,800.00	178,920							

REVIEW DATE 02/11/2021 BY RK Total Acres: 0.00 Total Land Value: 178,920 Market: 0 Agricultural: 0 Common: 178,920 PRINTED 07/30/2025 BY SYS