BLOCK 1 LOTS 7 & PT OF 5
OR 338/493 & OR 380/187 & 188
OAKLAWN PARK 1 PB 2/52

BOWERS VERA C
106 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0001-0070

BUILDING CHARACTERISTICS

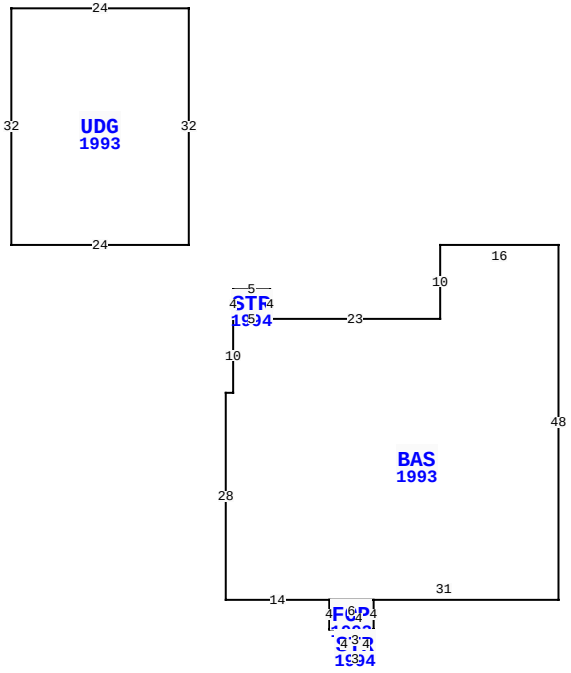
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	27	PREFIN MTL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	1,860	100	1993	1,860	146,734
FOP	24	30	1993	7	552
STR	12	10	1994	1	79
STR	20	10	1994	2	158
UDG	768	55	1993	422	33,291
TOTALS	2,684			2,292	180,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	101.1360	101.14	231,813	1954	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 1982 Heated Area: 1860 HX Base Yr 1982



106 S 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	03/25/2024 MLU
XF DATE		LAND DATE	
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	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50	6.50	100	1954	1954	3	20	140	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,814
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		249,480
TOTAL MARKET VALUE		431,134
SOH/AGL Deduction		325,814
ASSESSED VALUE		105,320
TOTAL EXEMPTION VALUE	HX HB WX SX	105,320
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		431,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080316	REPAIR/RRF	4,000	03/03/2008
20051456	REMODEL	4,000	03/23/2005
6241	REPAIR/RRF	1,000	11/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0380/0187	3/01/1983	QC	U	I		100
GRANTOR:						
GRANTEE:						
0338/0493	6/01/1981	WD	Q	I		54,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S10 W23 STR=[YR=1994] N4 W5 S4 E5 $ W5 S10 W1 S28 E14 FOP=[YR=1993] S4 E2 STR=[YR=1994] S4E3N4W3 $E4 N4 W6 $ E31 N48 $ PTR= W50 UDG=[YR=1993] N32W24S32 E24 $ E50 $.

LAND DESCRIPTION

TOTAL OB/XF 840

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	89.00	137.00	89.10	FF		1.00	1.00	1.00	2,800.00	2,800.00	249,480							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 249,480 Market: 0 Agricultural: 0 Common: 249,480 PRINTED 07/30/2025 BY SYS