BLOCK 1 LOTS 9 & 11
IN OR 1198/177
OAK LAWN PARK 1 PB 2/52

RIVERA EUGENIA
827 OCEAN AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0001-0090

BUILDING CHARACTERISTICS

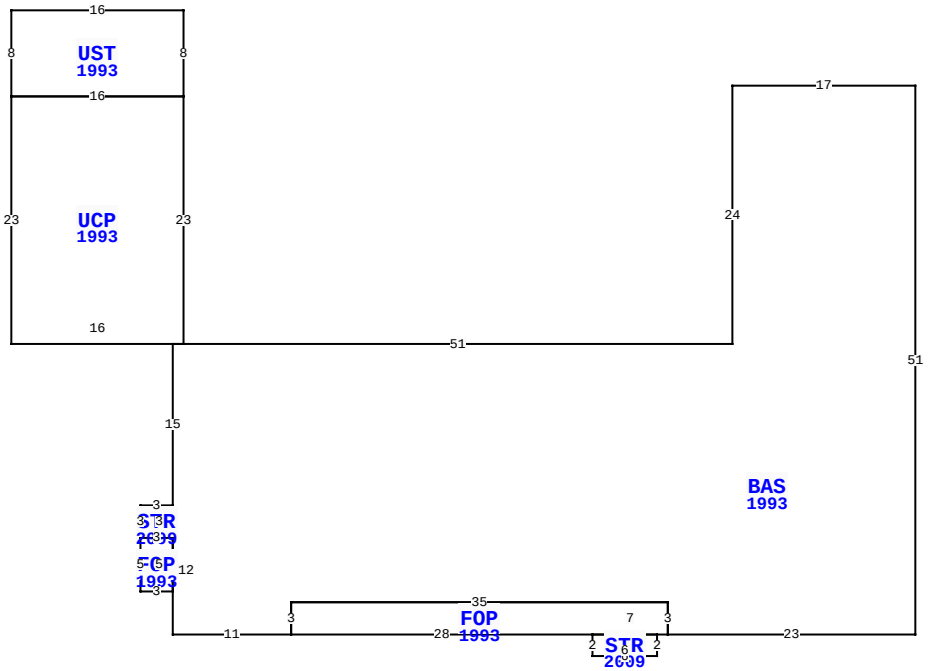
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,166	100	1993	2,166	195,922
FOP	15	30	1993	4	362
FOP	105	30	1993	32	2,894
STR	9	10	2009	1	90
STR	12	10	2009	1	90
UCP	368	20	1993	74	6,694
UST	128	45	1993	58	5,246
TOTALS	2,803			2,336	211,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,336	108.9760	108.98	254,577	1951	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 2166 HX Base Yr



126 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	0810	CONCRETE A	0	0	0	0	764.00	SF	6.50	6.50	100	1960	1960	3	20	993	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1951	1951	3	20	700	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,299
TOTAL MARKET OB/XF VALUE	1,693
TOTAL LAND VALUE - MARKET	361,760
TOTAL MARKET VALUE	574,752
SOH/AGL Deduction	135,481
ASSESSED VALUE	439,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	439,271
TOTAL JUST VALUE	574,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	565,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121182	H/AC	3,903	06/19/2012
20100483	ELEC OTHER	750	03/24/2010
6272	REMODEL	800	11/26/1990
6233	REMODEL	950	10/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9828/0177	12/29/2003	WD	U	I		100
GRANTOR: RIVERA HERRERO SA						
GRANTEE: EUGENIA REIVERA						
0401/0623	10/01/1983	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S24 W51 UCP=[YR=1993] N23 UST=[YR=1993] N8 W16 S8E16$ W16 S23 E16$W1 S15 STR=[YR=2009] W3S3 FOP=[YR=1993] S5E3N5W3$ E3N3$ S12 E11 FOP=[YR=1993] E28 STR=[YR=2009] S2E6N2 W6$ E7N3W35S3$ N3E35S3E23N51$.

LAND DESCRIPTION

TOTAL OB/XF 1,693

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	0	0006	R-1	129.00	137.00	129.20	FF		1.00	1.00	1.00	2,800.00	2,800.00	361,760							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 361,760 Market: 0 Agricultural: 0 Common: 361,760 PRINTED 07/30/2025 BY SYS