BLOCK 4 LOT 4
IN OR 2517/209
OAKLAWN PARK #2 UNR

PAOLILLO SAVANNAH & CARMINE
202 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0004-0040

BUILDING CHARACTERISTICS

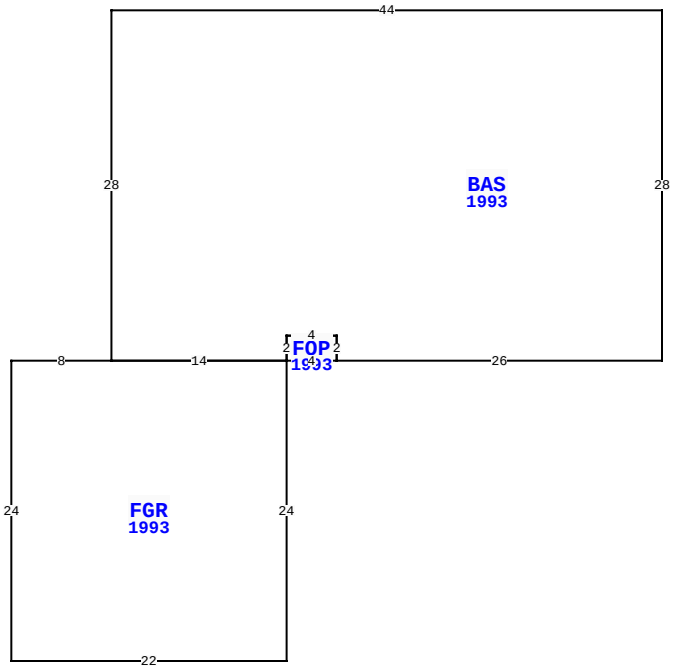
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	125,530
FGR	528	55	1993	290	29,742
FOP	8	30	1993	2	205
TOTALS	1,760			1,516	155,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,516	119.9520	119.95	181,844	1988	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1224 HX Base Yr 2022



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/18/2024 MLU
AG DATE	

202 S 16TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,477
TOTAL MARKET OB/XF VALUE		7,646
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		345,723
SOH/AGL Deduction		41,776
ASSESSED VALUE		303,947
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,225
TOTAL JUST VALUE		345,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100550	REPAIR/RRF	2,000	04/05/2010
7119	XFOB	2,639	06/23/1992
2301	NEW CONSTR	2,200	12/27/1988
1008	H/AC	2,400	12/18/1988
5047	NEW CONSTR	8,060,599	10/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0209	11/29/2021	WD	Q	I	01	380,000
GRANTOR: RICHARDSON CHARLES H						
GRANTEE: PAOLILLO SAVANNAH &						
1882/1289	9/27/2013	WD	Q	I	02	146,000
GRANTOR: CHANDLER CHRISTOPHER						
GRANTEE: RICHARDSON CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S28 FGR=[YR=1993] W8 S24 E22 N24
FOP=[YR=1993] E4 N2 W4 S2 $ W14 $ E14 N2 E4 S2 E26 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	828.00	SF	6.50	6.50	100	1988	1988	3	52	2,799	
2	1242	WD DECK A	0	100	20	4	80.00	SF	10.00	10.00	100	1988	1988	3	20	160	
3	0810	CONCRETE A	0	100	0	0	776.00	SF	6.50	6.50	100	1992	1992	3	62	3,127	
4	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	2000	2000	3	20	780	
5	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	2000	2000	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 7,646

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	83.00	137.00	83.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	182,600							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 07/30/2025 BY SYS