BLOCK 4 LOT 12
OAK LAWN PARK #3 PB 3/28

BASSETT GARY A & DARLENE M L/E/
300 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150C-0004-0120

BUILDING CHARACTERISTICS

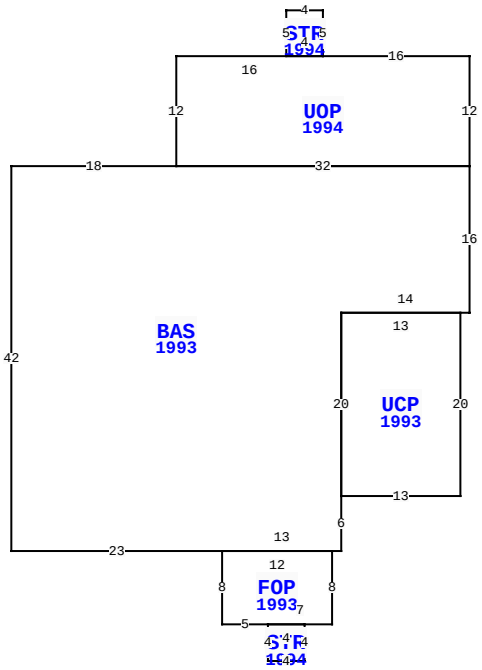
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1993	1,736	145,306
FOP	96	30	1993	29	2,427
STR	16	10	1994	2	168
STR	20	10	1994	2	168
UCP	260	20	1993	52	4,352
UOP	384	20	1994	77	6,445
TOTALS	2,512			1,898	158,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,898	107.3100	107.31	203,674	1952	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1736 HX Base Yr 2016



300 S 16TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,866
TOTAL MARKET OB/XF VALUE		40,148
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		390,414
SOH/AGL Deduction		197,875
ASSESSED VALUE		192,539
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,817
TOTAL JUST VALUE		390,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180462	SWIM POOL	33,600	02/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2336/0138	1/15/2020	LE	U	I	11	100
GRANTOR: BASSETT GARY A & DARL						
GRANTEE: RODGERS KELLY A & K						
2002/1441	9/11/2015	WD	Q	I	02	132,000
GRANTOR: TAYLOR WILLIAM &						
GRANTEE: BASSETT GARY A & DA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W16 STR=[YR=1994] N5W4S5E4$ W16S12
BAS=[YR=1993] W18 S42 E23 FOP=[YR=1993] S8E5 STR=[YR=1994]
S4E4N4W4$ E7N8W12$ E13N6 UCP=[YR=1993] E13 N20 W13S20$ N20
E14 N16W32$ E32N12 $.

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	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2018	2018	3	84	25,061	
2	0855	CONC PAVER	0	100	0	0	922.00	SF	10.00	10.00	100	2018	2018	3	97	8,943	
3	0511	GARAGE CB-	0	100	16	36	576.00	SF	40.00	40.00	100	1968	1968	3	20	4,608	
4	0511	GARAGE CB-	0	100	16	12	192.00	SF	40.00	40.00	100	1968	1968	3	20	1,536	

LAND DESCRIPTION

TOTAL OB/XF 40,148

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	87.00	137.00	87.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	191,400							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 07/30/2025 BY SYS