BLOCK 5 LOT 7
OAK LAWN PARK 3 PB 3/28

HARRIS ROY NEIL JR
207 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150C-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

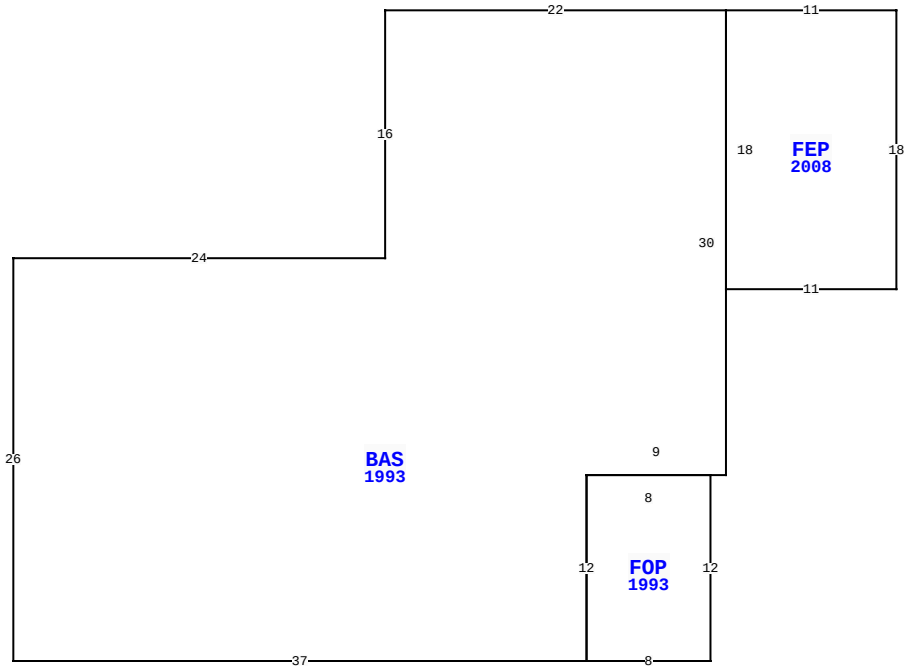
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	135,076
FEP	198	80	2008	158	14,821
FOP	96	30	1993	29	2,721
TOTALS	1,734			1,627	152,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,627	120.2580	120.26	195,663	1952	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1440 HX Base Yr 2022



207 S 16TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,617
TOTAL MARKET OB/XF VALUE		5,166
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		349,183
SOH/AGL Deduction		40,800
ASSESSED VALUE		308,383
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,661
TOTAL JUST VALUE		349,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080820	ELEC OTHER	550	05/14/2008
20080692	XFOB	13,241	04/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/0573	1/29/2021	LE	U	I	11	100
GRANTOR: BELL SARAH F						
GRANTEE: HARRIS ROY NEIL JR						
0147/0673	1/01/1973	WD	Q	I		21,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2008] W11 BAS=[YR=1993] W22 S16 W24 S26 E37
FOP=[YR=1993] E8 N12 W8 S12 $ N12 E9 N30 $ S18 E11 N18 $.

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	0511	GARAGE CB-	0	100	12	20	240.00	SF	40.00	40.00	100	1980	1980	3	30	2,880	
2	0810	CONCRETE A	0	100	9	9	81.00	SF	6.50	6.50	100	1980	1980	3	30	158	
3	0810	CONCRETE A	0	100	4	10	40.00	SF	6.50	6.50	100	1980	1980	3	30	78	
4	0810	CONCRETE A	0	100	0	0	474.00	SF	6.50	6.50	100	1980	1980	3	30	924	
5	0819	CONC 12"	0	100	4	7	28.00	SF	9.50	9.50	100	1980	1980	3	30	80	
6	0810	CONCRETE A	0	100	0	0	318.00	SF	6.50	6.50	100	1980	1980	3	30	620	
7	0351	CARPORT MT	0	100	12	25	300.00	SF	7.10	7.10	100	1993	1993	3	20	426	

LAND DESCRIPTION

TOTAL OB/XF 5,166

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		R-1	87.00	153.00	87.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	191,400							

REVIEW DATE 06/03/2019 BY DJA Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 07/30/2025 BY SYS