BLOCK 5 LOT 11
IN OR 807/1559
OAK LAWN PARK #3 PB 3/28

HOLLAND CHRISTOPHER A & MISTY
301 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150C-0005-0110

BUILDING CHARACTERISTICS

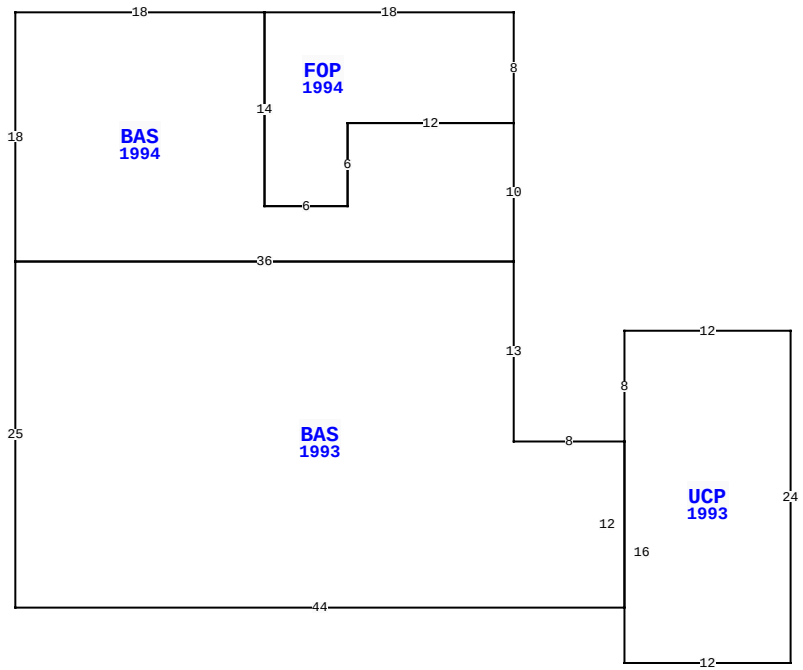
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	996	100	1993	996	97,090
BAS	468	100	1994	468	45,620
FOP	180	30	1994	54	5,264
UCP	288	20	1993	58	5,654
TOTALS	1,932			1,576	153,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	115.3620	115.36	181,807	1952	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 1998 Heated Area: 1464 HX Base Yr 1998



301 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		167,386
TOTAL MARKET OB/XF VALUE		11,172
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		369,958
SOH/AGL Deduction		248,032
ASSESSED VALUE		121,926
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,204
TOTAL JUST VALUE		369,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222220	CARPORT	35,928	09/06/2022
20010344	NEW BATH	2,000	02/27/2001
20010345	ELEC OTHER	2,000	02/27/2001
20010346	MECH OTHER	1,000	02/27/2001
2004494	ADDITION	12,000	12/08/2000
5167	CARPORT	2,244	01/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0807/1559	9/26/1997	QC	Q	I	06	100
GRANTOR: HOLLAND CHRIS & MISTY						
GRANTEE: HOLLAND CHRIS & MIS						
0789/0011	4/02/1997	QC	Q	I	06	15,000
GRANTOR: HOLLAND LYNDA BUNCH						
GRANTEE: HOLLAND CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W12S8 BAS=[YR=1993] W8 N13 BAS=[YR=1994] N10
FOP=[YR=1994] N8W18S14E6 N6E12$W12S6W6N14W18 S18E36$
W36S25E44N12$ S16E12N24$.

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	239.00	SF	5.20	5.20	100	1952	1952	3	20	249	
2	0810	CONCRETE A	0	100	0	0	235.00	SF	6.50	6.50	100	1989	1989	3	54.5	832	
3	0810	CONCRETE A	1	100	0	0	910.00	SF	6.50	6.50	100	2023	2022		99	5,856	
4	1242	WD DECK A	1	100	0	0	200.00	SF	10.00	10.00	100	2023	2022		93	1,860	
5	0525	GAZEBO	1	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		95	2,375	

LAND DESCRIPTION

TOTAL OB/XF 11,172

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	153.00	87.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	191,400							

REVIEW DATE 07/18/2023 BY TW Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 07/30/2025 BY SYS

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IN OR 807/1559
OAK LAWN PARK #3 PB 3/28

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2025

00-00-31-150C-0005-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

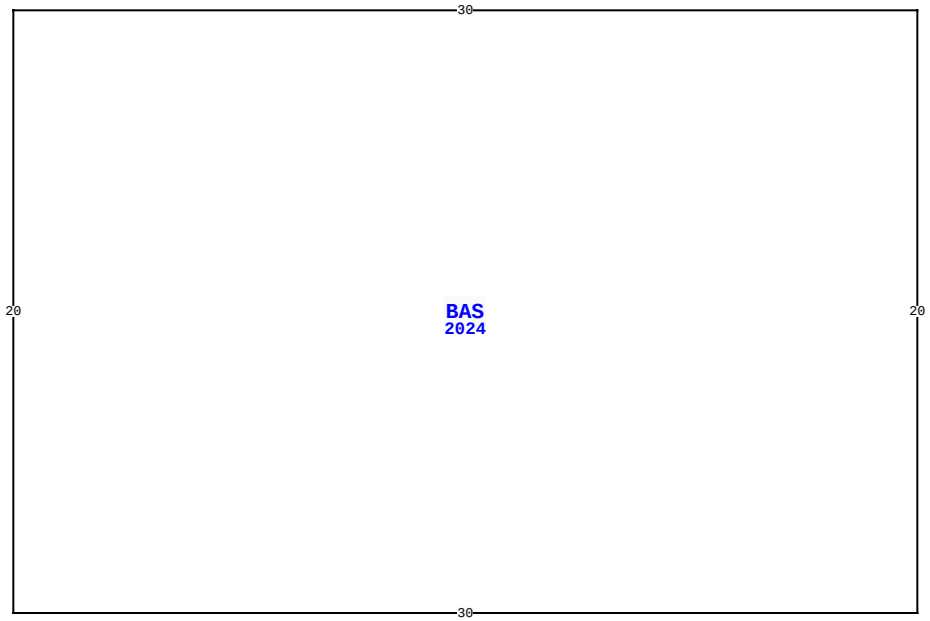
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2024	600	13,759
TOTALS	600			600	13,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 600 HX Base Yr 1998



301 S 16TH ST, FERNANDINA BEACH

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GRANTOR: HOLLAND LYNDA BUNCH						
GRANTEE: HOLLAND CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S20 W30 N20 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/18/2023 BY TW Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 07/30/2025 BY SYS