BLOCK 5 LOT 13
IN OR 708/1277
OAK LAWN PARK #3 PB3 PG 28

HERNDON LEANN EST
303 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150C-0005-0130

BUILDING CHARACTERISTICS

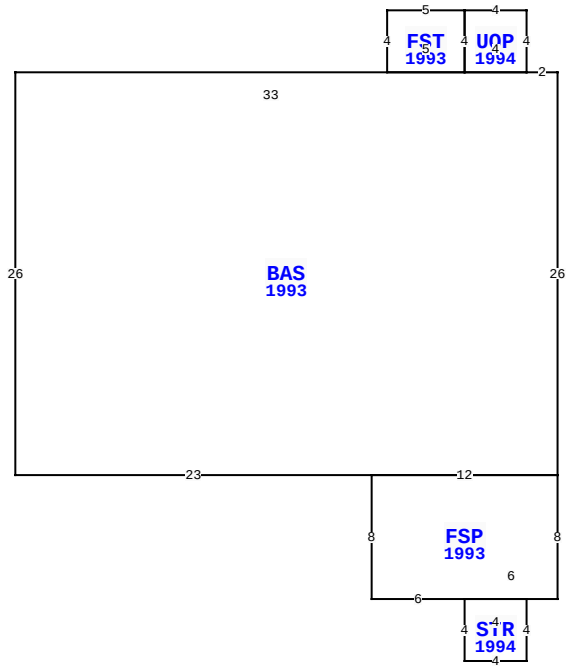
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	12	HARDWOOD 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	910	100	1993	910	62,776
FSP	96	40	1993	38	2,621
FST	20	55	1993	11	759
STR	16	10	1994	2	138
UOP	16	20	1994	3	207
TOTALS	1,058			964	66,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	964	94.5000	94.50	91,098	1952	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 0 Heated Area: 910 HX Base Yr 1978



303 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		66,502
TOTAL MARKET OB/XF VALUE		801
TOTAL LAND VALUE - MARKET		191,400
TOTAL MARKET VALUE		258,703
SOH/AGL Deduction		204,287
ASSESSED VALUE		54,416
TOTAL EXEMPTION VALUE	HX HB DX	34,416
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		258,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0708/1277	7/07/1994	QC	Q	I	06	9,400
GRANTOR: HERNDON JAMES H						
GRANTEE: HERNDON LEANN						
0257/0323	1/01/1978	WD	U	I		24,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1994] N4 W4 FST=[YR=1993] W5 S4 E5N4$ S4E4$ W33 S26 E23 FSP=[YR=1993] S8 E6 STR=[YR=1994] S4E4N4W4$ E6N8W12$ E12N26$. 2 N8W12$ E12 N26$ PTR=E25 UDC1 993=E20 UST=[YR=1993] E8 N22 W8S22$ N22 W20 S22$W25$.

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	28	22	616.00	SF	6.50	6.50	100	1952	1952	3	20	801	

LAND DESCRIPTION

TOTAL OB/XF 801

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 07/30/2025 BY SYS