BLOCK 6 LOT 4
OAK LAWN PARK 6 PB 3/40

HITZGES MICHAEL L
403 S 16TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

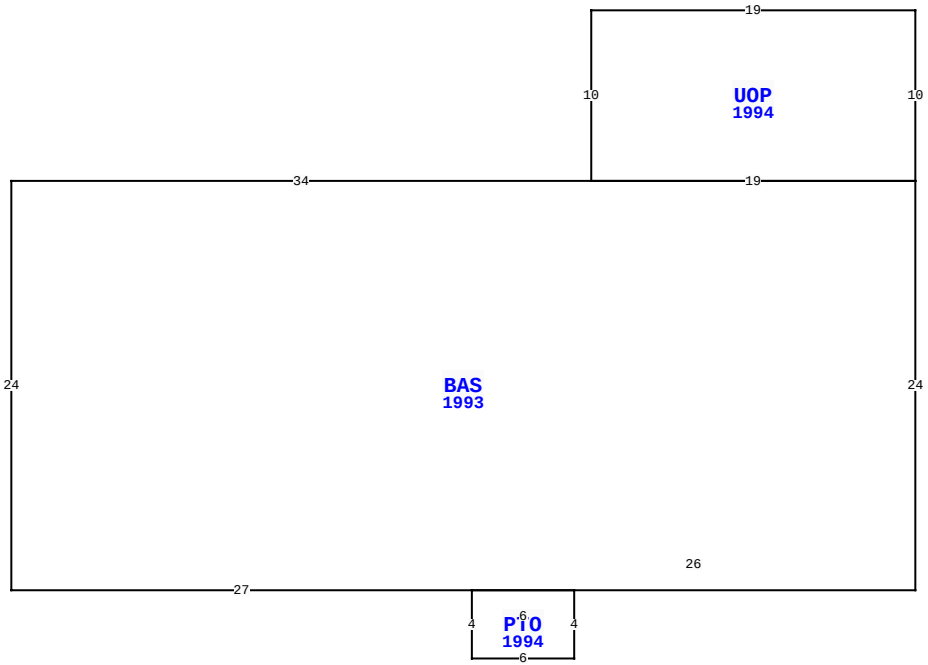
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1993	1,272	106,505
PTO	24	5	1994	1	84
UOP	190	20	1994	38	3,181
TOTALS	1,486			1,311	109,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,311	100.8800	100.88	132,254	1957	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1272 HX Base Yr 2023



403 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		109,771
TOTAL MARKET OB/XF VALUE		463
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		299,434
SOH/AGL Deduction		10,372
ASSESSED VALUE		289,062
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,340
TOTAL JUST VALUE		299,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1880	3/18/2022	QC	U	I	11	100
GRANTOR: HITZGES FAMILY JOINT						
GRANTEE: HITZGES MICHAEL L						
2293/0315	7/24/2019	QC	U	I	11	100
GRANTOR: HITZGES JOHN L & JOAN						
GRANTEE: HITZGES FAMILY JOIN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W19S10 BAS=[YR=1993] W34 S24 E27 PTO=[YR=1994] S4E6N4W6$ E26N24 W19$ E19N10$.

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	17	3	51.00	SF	6.50	6.50	100	1994	1994	3	66	219	
2	0810	CONCRETE A	0	100	47	8	376.00	SF	3.25	3.25	100	1957	1957	3	20	244	

LAND DESCRIPTION

TOTAL OB/XF 463

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	86.00	153.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS