



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 60			
Exterior Wall	16	WD FR STUC 40			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 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	975	100	1993	975	117,211
BAS	416	100	2008	416	50,010
FOP	77	30	1993	23	2,765
FSP	456	40	2022	182	21,879
UOP	156	20	2022	31	3,727
TOTALS	2 080			1 627	195 592

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	130.6722	130.67	212,600	1956	2008	0	0	0	8.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1391 HX Base Yr 2023											
409 S 16TH ST, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE				195,592			
TOTAL MARKET OB/XF VALUE				16,185			
TOTAL LAND VALUE - MARKET				189,200			
TOTAL MARKET VALUE				400,977			
SOH/AGL Deduction				11,726			
ASSESSED VALUE				389,251			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				338,529			
TOTAL JUST VALUE				400,977			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				392,612			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	56	8	448.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	22	12	264.00	SF	30.00	30.00	
3	0855	CONC PAVER	0	100	0	0	832.00	SF	10.00	10.00	
TOTAL OB/XF 16,185											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	R-1	86.00	153.00	86.00	FF	
REVIEW DATE 05/11/2022 BY DJ											