BLOCK 6 LOT 14
OAK LAWN PARK 6 PB 3/40

BAUGHER JONATHON KIRK
503 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0006-0140

BUILDING CHARACTERISTICS

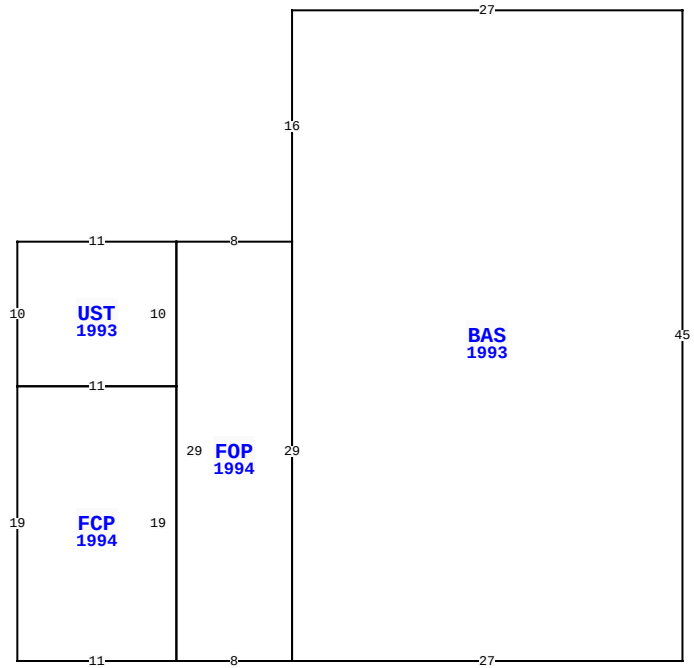
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,215	100	1993	1,215	101,732
FCP	209	25	1994	52	4,354
FOP	232	30	1994	70	5,861
UST	110	45	1993	50	4,187
TOTALS	1,766			1,387	116,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,387	100.8800	100.88	139,921	1956	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 0 Heated Area: 1215 HX Base Yr 1980



503 S 16TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,134
TOTAL MARKET OB/XF VALUE		2,114
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		307,448
SOH/AGL Deduction		236,482
ASSESSED VALUE		70,966
TOTAL EXEMPTION VALUE	HX HB WX SX	70,966
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		307,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012561	REPAIR/RRF	0	11/28/2001
984127	CHNGE SRVC	0	08/10/1998
5999	XFOB	350	05/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2796/1759	6/26/2025	WD	Q	I	01	387,000
GRANTOR: ROWE BETTY J						
GRANTEE: BAUGHER JONATHON KI						
0282/0550	1/01/1979	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S16 FOP=[YR=1994] W8 UST=[YR=1993] W11 S10 FCP=[YR=1994] S19 E11 N19 W11 $ E11N10$ S29E8 N29$ S29E27N45$.

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	50	9	450.00	SF	6.50	6.50	100	1990	1990	3	57	1,667	
2	0820	WOOD WALK	0	100	19	5	95.00	SF	11.75	11.75	100	2002	2002	3	40	447	

LAND DESCRIPTION

TOTAL OB/XF 2,114

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