BLOCK 6 LOT 16
OAK LAWN PARK 6 PB 3/40

MACDUFF SHAWN MARIE
505 S 16TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0006-0160

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	11	CLAY TILE 100
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

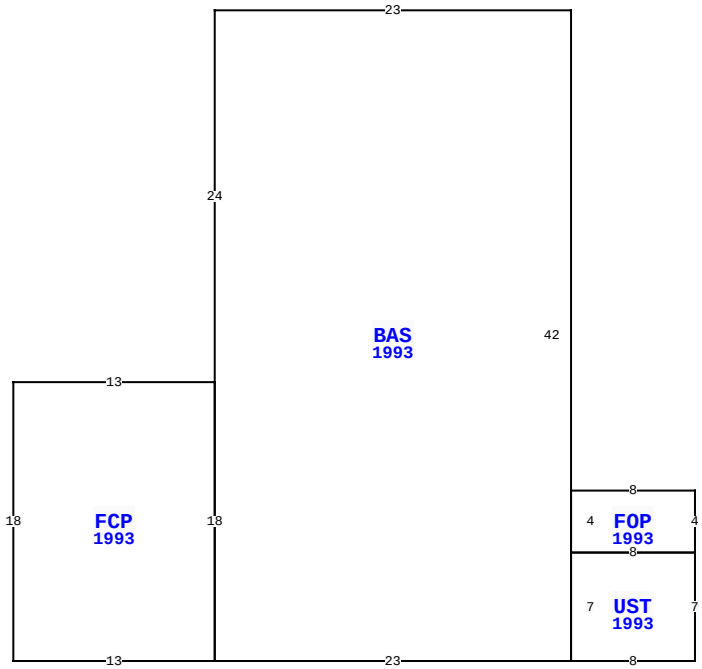
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	966	100	1993	966	107,608
FCP	234	25	1993	58	6,461
FOP	32	30	1993	10	1,114
UST	56	45	1993	25	2,785
TOTALS	1,288			1,059	117,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,059	119.7800	119.78	126,847	1956	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2023 Heated Area: 966 HX Base Yr 2023



505 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		117,968
TOTAL MARKET OB/XF VALUE		1,455
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		308,623
SOH/AGL Deduction		10,602
ASSESSED VALUE		298,021
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,299
TOTAL JUST VALUE		308,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6256	REMODEL	3,000	11/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/0787	11/10/2022	WD	Q	I	02	415,000
GRANTOR: STUTER BARBARA A						
GRANTEE: MACDUFF SHAWN MARIE						
1830/1425	12/17/2012	QC	U	I	11	66,800
GRANTOR: STUTER JOSEPH D						
GRANTEE: STUTER BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S24 FCP=[YR=1993] W13 S18 E13N18$ S18 E23
UST=[YR=1993] E8 N7 FOP=[YR=1993] N4 W8 S4E8$ W8S7$ N42$.

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	47	8	376.00	SF	6.50	6.50	100	1990	1990	3	57	1,393	
2	0810	CONCRETE A	0	100	6	8	48.00	SF	6.50	6.50	100	1956	1956	3	20	62	

LAND DESCRIPTION

TOTAL OB/XF 1,455

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