BLOCK 7 LOT 7
IN OR 2077/1247
OAKLAWN PARK 6 PB 3/40

BARILLA CARLA
406 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0007-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	05	Quality Level 05

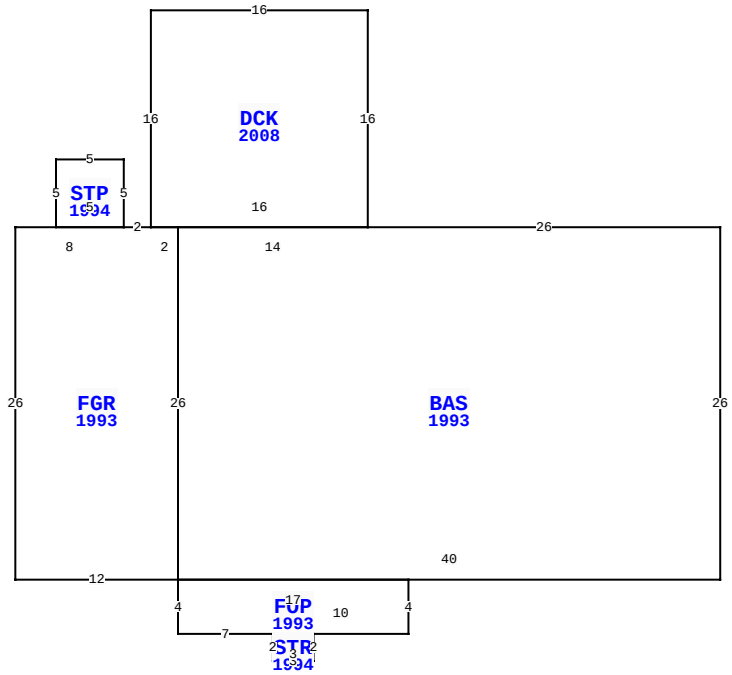
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	98,437
DCK	256	10	2008	26	2,461
FGR	312	55	1993	172	16,280
FOP	68	30	1993	20	1,893
STP	25	10	1994	2	189
STR	6	10	1994	1	95
TOTALS	1,707			1,261	119,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,261	126.6408	126.64	159,693	1975	1990	0	0	0	25.26	74.74

1 SINGLE FAM – 0% - 0 Heated Area: 1040 HX Base Yr



406 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	119,355
TOTAL MARKET OB/XF VALUE	1,947
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	310,502
SOH/AGL Deduction	69,357
ASSESSED VALUE	241,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,145
TOTAL JUST VALUE	310,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071723	REPAIR/RRF	0	09/07/2007
20071013	REPAIR/RRF	3,800	06/06/2007
20060888	XFOB	1,536	04/26/2006
984265	REMODEL	3,523	08/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2077/1247	10/14/2016	WD	Q	I	01	155,000
GRANTOR: CANTINI SHAWN T & AMY						
GRANTEE: BARILLA CARLA						
0794/0090	5/20/1997	WD	Q	I		69,000
GRANTOR: ALLAN ANDREW J & LEJE						
GRANTEE: CANTINI SHAWN T & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 DCK=[YR=2008] N16 W16 S16 FGR=[YR=1993] W2
STP=[YR=1994] N5W5S5 E5$ W8S26E12 FOP=[YR=1993] S4E7
STR=[YR=1994] S2E3N2W3$ E10N4W17$ N26W2$ E16$ W14S26E40N26$.

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	0	52	9	468.00	SF	6.50	6.50	100	1993	1993	3	64	1,947	

LAND DESCRIPTION

TOTAL OB/XF 1,947

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	0	0006	R-1	86.00	137.00	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