

KING SIMONE
408 S 16TH ST
FERNANDINA BEACH, FL 32034

00-00-31-150F-0007-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																				
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																					
Exterior Wall		15	CONC BLOCK 80		0100	01	1,379	117.9360	117.94	162,639	1956	1995	0	0	14.45	85.55	Tax Group: 2		Tax Dist:																					
Exterior Wall		05	AVERAGE 20		1 SINGLE FAM - 100% - 2001												Heated Area: 1128												HX Base Yr 2001											
Roof Structur		03	GABLE/HIP 100														BUILDING MARKET VALUE												139,138											
Roof Cover		03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE												26,991											
Interior Wall		05	DRYWALL 100														TOTAL LAND VALUE - MARKET												189,200											
Interior Floo		11	CLAY TILE 100														TOTAL MARKET VALUE												355,329											
Air Condition		03	CENTRAL 100														SOH/AGL Deduction												240,742											
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE												114,587											
Bedrooms			3 100														TOTAL EXEMPTION VALUE												50,722											
Bathrooms			1 100														BASE TAXABLE VALUE												63,865											
Frame		03	MASONRY 100														TOTAL JUST VALUE												355,329											
Stories		1.	1. 100														NCON VALUE												0											
Units			0 100		INCOME VALUE																																			
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE												350,361																							
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		1,128	100	1993	1,128	113,812																																		
FCP		264	25	1993	66	6,659																																		
FGR		160	55	2008	88	8,879																																		
FST		176	55	1993	97	9,787																																		
TOTALS		1,728			1,379	139,138																																		
EXTRA FEATURES		408 S 16TH ST, FERNANDINA BEACH												BLD DATE				LGL DATE		03/18/2024		MLU																		
														XF DATE				LAND DATE																						
														INC DATE				AG DATE																						
L N	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	0855	CONC PAVER	0	100	51	8	408.00	SF	7.00	7.00	100	2016	2016	3	95	2,713																								
2	0861	POOL GUNIT	0	100	12	24	288.00	SF	85.00	85.00	100	2012	2012	3	64	15,667																								
3	0855	CONC PAVER	0	100	0	0	525.00	SF	10.00	10.00	100	2012	2012	3	92	4,830																								
4	0462	ST/AL FNC	0	100	89	4	356.00	SF	10.00	10.00	100	2012	2012	3	64	2,278																								
5	0855	CONC PAVER	0	100	0	0	226.00	SF	7.00	7.00	100	2016	2016	3	95	1,503																								
LAND DESCRIPTION										TOTAL OB/XF										26,991																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	137.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200																							