BLOCK 7 LOT 11
IN OR 1797/8
OAK LAWN PARK # 6 PB 3/40

SPORTS BENJAMIN L
500 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0007-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

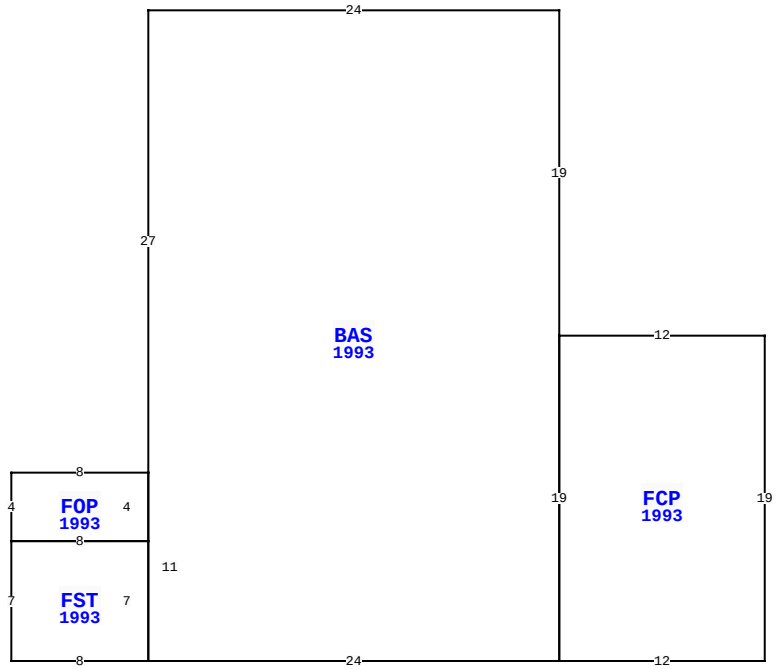
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	98,811
FCP	228	25	1993	57	6,176
FOP	32	30	1993	10	1,083
FST	56	55	1993	31	3,359
TOTALS	1,228			1,010	109,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,010	123.1200	123.12	124,351	1956	2000	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2016 Heated Area: 912 HX Base Yr 2016



500 S 16TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		109,429
TOTAL MARKET OB/XF VALUE		749
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		299,378
SOH/AGL Deduction		185,054
ASSESSED VALUE		114,324
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,602
TOTAL JUST VALUE		299,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012369	REPAIR/RRF	3,000	10/26/2001
B10069	REMODEL	3,500	10/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1797/0008	5/31/2012	WD	Q	I	02	90,000
GRANTOR: BRUCHMAN THOMAS F & C						
GRANTEE: SPORTS BENJAMIN L						
1175/0260	9/25/2003	WD	Q	I		107,500
GRANTOR: DEVLIN STEPHEN & JANE						
GRANTEE: BRUCHMAN THOMAS F &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W12 BAS=[YR=1993] N19 W24 S27 FOP=[YR=1993] W8 S4 FST=[YR=1993] S7 E8 N7 W8 $ E8 N4 $ S11 E24 N19 $ S19 E12 N19 $.

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	0	0	480.00	SF	5.20	5.20	100	1980	1980	3	30	749	

LAND DESCRIPTION

TOTAL OB/XF 749

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	137.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS