BLOCK 7 LOT 13
OAK LAWN PARK 6 PB 3/40

LYNCH JESSICA R/NEUMANN DAVID T
502 SOUTH 16TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0007-0130

BUILDING CHARACTERISTICS

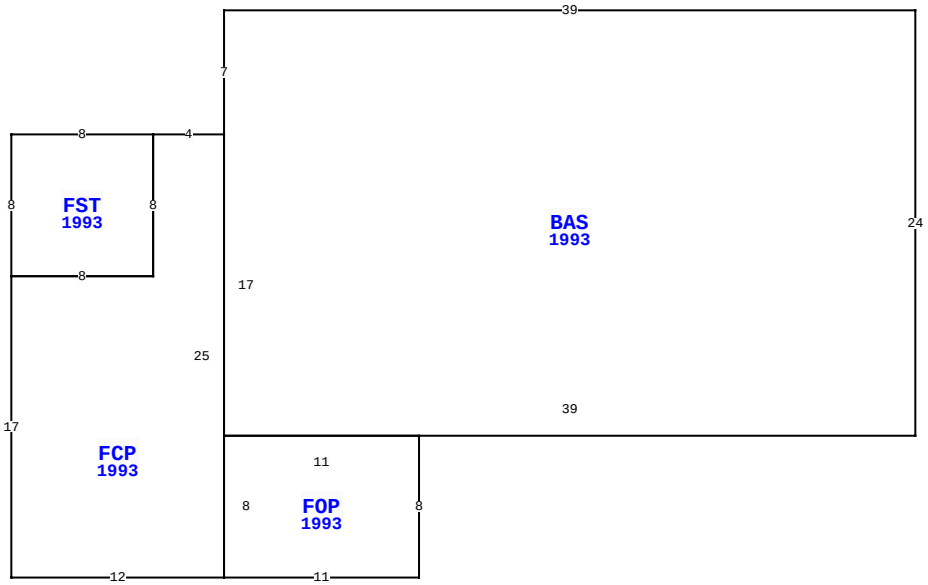
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	936	100	1993	936	110,629
FCP	236	25	1993	59	6,973
FOP	88	30	1993	26	3,073
FST	64	55	1993	35	4,137
TOTALS	1,324			1,056	124,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,056	127.0940	127.09	134,207	1956	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2024 Heated Area: 936 HX Base Yr 2024



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

502 S 16TH ST, FERNANDINA BEACH

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	49	8	392.00	SF	5.20	5.20	100	1956	1956	3	20	408	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		124,813
TOTAL MARKET OB/XF VALUE		408
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		314,421
SOH/AGL Deduction		0
ASSESSED VALUE		314,421
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,699
TOTAL JUST VALUE		314,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091517	REPAIR/RRF	1,500	11/04/2009
983975	OTHER	0	07/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/0980	11/18/2022	WD	Q	I	01	350,000
GRANTOR: SAB GROUP LLC						
GRANTEE: LYNCH JESSICA R & C						
2013/0932	11/09/2015	WD	Q	I	01	136,000
GRANTOR: SAND & SUN VENTURES L						
GRANTEE: SAB GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S7 FCP=[YR=1993] W4 FST=[YR=1993] W8 S8 E8N8$ S8 W8 S17 E12FOP=[YR=1993] E11N8W11S8$ N25$ S17E39N24$.

LAND DESCRIPTION

TOTAL OB/XF 408

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS