

BLOCK 7 LOT 17
OAK LAWN PARK 6 PB 3/40

JOHNS STEPHEN H
506 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150F-0007-0170



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 70			
Exterior Wall	05	AVERAGE 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	08	DECORATIVE 50			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
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	04	Quality Level 04			
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	989	100	1993	989	130,802
FOP	24	30	1994	7	926
FOP	8	30	2011	2	264
PTO	8	5	2011	0	0
SFB	268	80	1994	214	28,303
UST	56	45	1993	25	3,306
TOTALS	1,353			1,237	163,602

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,237	117.0876	154.56	191,191	1957	1995	0	0	0 14.43	85.57
1 SNGL FAM - 100% - 2022											
Heated Area: 1203											
HX Base Yr 2022											
506 S 16TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/18/2024 MLU											

EXTRA FEATURES														
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
1	0510	GARAGE WD-	0 100	24	24	576.00	SF	38.50	38.50	100	2011	2011	3	60
2	0825	BRICK	0 100	5	6	30.00	SF	12.50	12.50	100	2011	2011	3	98
3	0810	CONCRETE A	0 100	47	12	564.00	SF	5.20	5.20	100	1999	1999	3	75
TOTAL OB/XF 15,874														

LAND DESCRIPTION									TOTAL OB/XF						15,874		
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	LA VAL
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	1