S1/2 OF E151 1/2 FT OF W303 FT
OF S150 FT OF OUT LOT 142
IN OR 963/1406

HOLLOWAY KATHRYN C
17 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0142-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

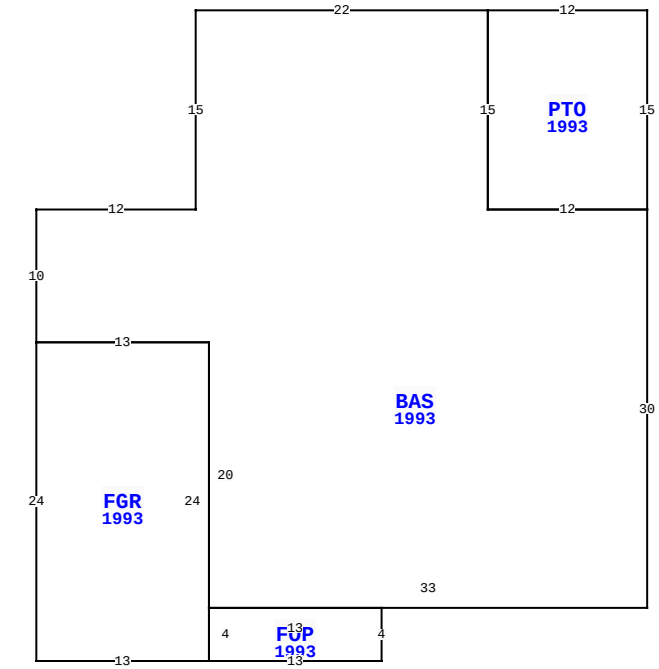
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1993	1,450	134,510
FGR	312	55	1993	172	15,956
FOP	52	30	1993	16	1,484
PTO	180	5	1993	9	835
TOTALS	1,994			1,647	152,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,647	118.9320	118.93	195,878	1973	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2001 Heated Area: 1450 HX Base Yr 2001



17 S 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,785
TOTAL MARKET OB/XF VALUE		1,209
TOTAL LAND VALUE - MARKET		241,500
TOTAL MARKET VALUE		395,494
SOH/AGL Deduction		258,568
ASSESSED VALUE		136,926
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,204
TOTAL JUST VALUE		395,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121190	H/AC	3,903	06/20/2012
20052306	REPAIR/RRF	3,000	07/27/2005
7765	SWIM POOL	13,300	06/24/1993
7732	REPAIR/RRF	2,800	06/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0963/1406	12/22/2000	QC	Q	I	01	100
GRANTOR: HOLLOWAY KATHLEEN S						
GRANTEE: HOLLOWAY KATHRYN C						
0934/0689	5/31/2000	WD	U	I		130,000
GRANTOR: WATSON JOSEPH B & TIN						
GRANTEE: HOLLOWAY KATHLEEN S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W12 BAS=[YR=1993] W22 S15 W12 S10 FGR=[YR=1993] S24 E13 FOP=[YR=1993] E13 N4 W13 S4$ N24 W13 $ E13 S20 E33 N30 W12 N15$ S15 E12 N15$.

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	0811	CONCRETE B	0	100	0	0	519.00	SF	5.20	5.20	100	1973	1973	3	23	621	
2	1242	WD DECK A	0	100	14	21	294.00	SF	10.00	10.00	100	1996	1996	3	20	588	

LAND DESCRIPTION

TOTAL OB/XF 1,209

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		R-1	75.00	150.00	75.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	241,500							

REVIEW DATE 06/03/2019 BY DJA Total Acres: 0.00 Total Land Value: 241,500 Market: 0 Agricultural: 0 Common: 241,500 PRINTED 07/30/2025 BY SYS