BLOCK 5 LOT 9
OAK LAWN PARK #3 PB 3/28

NUNEZ HILDA L L/E/
209 S 16TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-150C-0005-0090

BUILDING CHARACTERISTICS

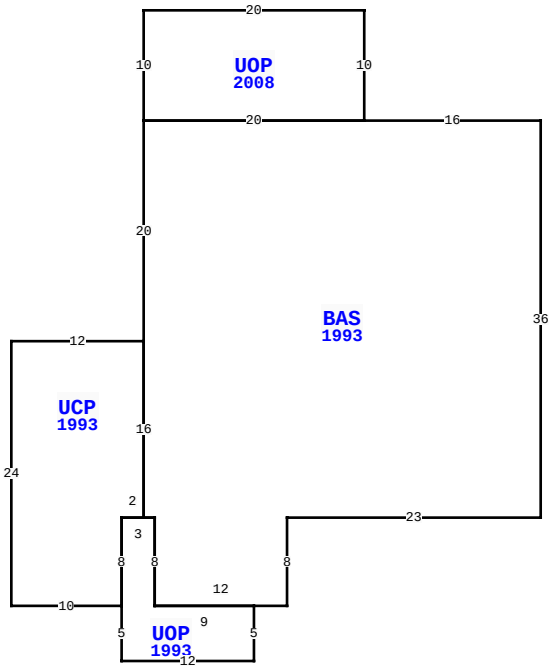
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1993	1,392	94,127
UCP	272	20	1993	54	3,651
UOP	84	20	1993	17	1,149
UOP	200	20	2008	40	2,705
TOTALS	1,948			1,503	101,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,503	92.0000	96.60	145,190	1952	1980	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 0 Heated Area: 1392 HX Base Yr



209 S 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500	
5	0681	POLE SHED	0	100	15	12	180.00	SF	15.00	15.00	100	1980	1980	3	20	540	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		101,633
TOTAL MARKET OB/XF VALUE		43,760
TOTAL LAND VALUE - MARKET		213,150
TOTAL MARKET VALUE		358,543
SOH/AGL Deduction		273,305
ASSESSED VALUE		85,238
TOTAL EXEMPTION VALUE	HX HB SX	85,238
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		358,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051583	H/AC	3,000	04/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1221	1/04/2023	SW	U	I	11	100
GRANTOR: NUNEZ HILDA L L/E						
GRANTEE: NUNEZ-PITTMAN WINON						
2198/0407	5/22/2018	SW	U	I	11	100
GRANTOR: NUNEZ HILDA L						
GRANTEE: PITTMAN WINONA NUNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=2008] N10 W20 S10 E20$ W20 S20
UCP=[YR=1993] W12 S24 E10 UOP=[YR=1993] S5 E12 N5 W9 N8 W3
S8$ N8 E2 N16$ S16 E1 S8 E12 N8 E23 N36$.

LAND DESCRIPTION

TOTAL OB/XF 43,760

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	87.00	153.00	87.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	213,150							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 213,150 Market: 0 Agricultural: 0 Common: 213,150 PRINTED 07/09/2026 BY SYS