BLOCK 6 LOT 4
OAK LAWN PARK 6 PB 3/40

HITZGES MICHAEL L
403 S 16TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-150F-0006-0040

BUILDING CHARACTERISTICS

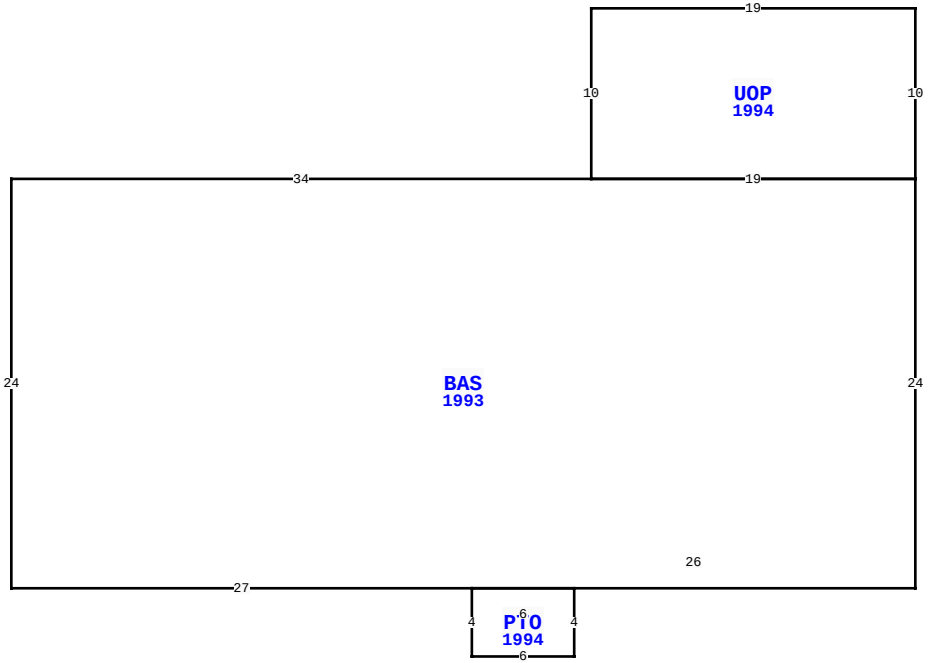
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,272	100	1993	1,272	111,152
PTO	24	5	1994	1	87
UOP	190	20	1994	38	3,321
TOTALS	1,486			1,311	114,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,311	100.8800	105.92	138,861	1957	1990	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 2023 Heated Area: 1272 HX Base Yr 2023



403 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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		114,560
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		210,700
TOTAL MARKET VALUE		325,260
SOH/AGL Deduction		28,393
ASSESSED VALUE		296,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		245,456
TOTAL JUST VALUE		325,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1880	3/18/2022	QC	U	I	11	100
GRANTOR: HITZGES FAMILY JOINT						
GRANTEE: HITZGES MICHAEL L						
2293/0315	7/24/2019	QC	U	I	11	100
GRANTOR: HITZGES JOHN L & JOAN						
GRANTEE: HITZGES FAMILY JOIN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W19S10 BAS=[YR=1993] W34 S24 E27 PTO=[YR=1994] S4E6N4W6$ E26N24 W19$ E19N10$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	153.00	86.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	210,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,700 Market: 0 Agricultural: 0 Common: 210,700 PRINTED 07/09/2026 BY SYS