BLOCK 7 LOT 19
OAK LAWN PARK #6 PB 3/40

COLUCCI KEITH L &/HECKMAN CANDICE L
508 S 16TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-150F-0007-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

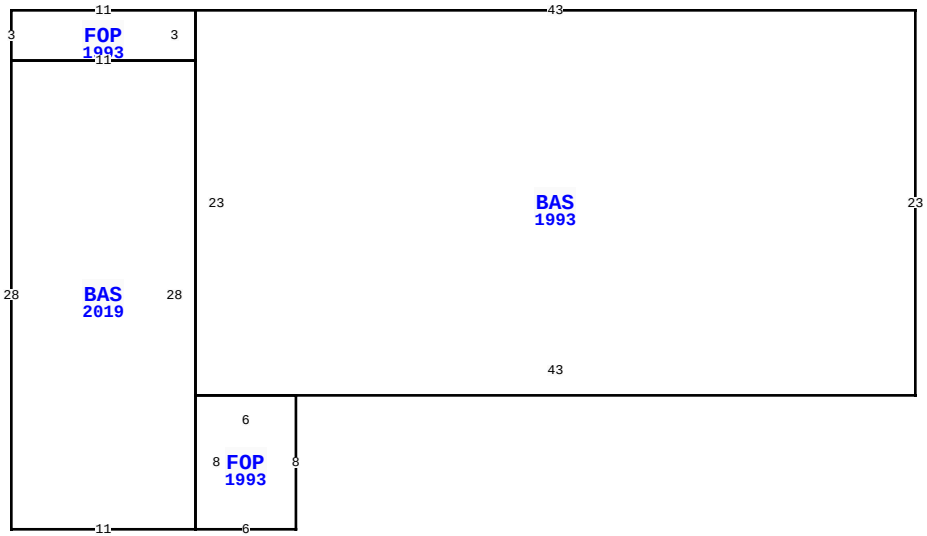
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	104,302
BAS	308	100	2019	308	32,482
FOP	33	30	1993	10	1,055
FOP	48	30	1993	14	1,476
TOTALS	1,378			1,321	139,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,321	114.6600	120.39	159,035	1957	2000	0	0	0	12.40	87.60

1 SINGLE FAM 100% - 2020 Heated Area: 1297 HX Base Yr 2020



508 S 16TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		151,249
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		210,700
TOTAL MARKET VALUE		361,949
SOH/AGL Deduction		182,672
ASSESSED VALUE		179,277
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,866
TOTAL JUST VALUE		361,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190224	18X34 STORE	0	04/10/2019
8527	REPAIR/RRF	1,000	08/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/1814	10/22/2019	WD	U	I	30	100,000
GRANTOR: COLUCCI ANTHONY J JR						
GRANTEE: COLUCCI KEITH L & C						
2023/0707	1/12/2016	WD	Q	I	01	82,000
GRANTOR: BERNHARD DEBORAH COX						
GRANTEE: COLUCCI ANTHONY J J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FOP=[YR=1993] W11 S3 BAS=[YR=2019] S28 E11 FOP=[YR=1993] E6 N8 W6 S8 $ N28 W11 $ E11 N3$ S23 E43 N23 $.

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

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	137.00	86.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	210,700							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 210,700 Market: 0 Agricultural: 0 Common: 210,700 PRINTED 07/09/2026 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

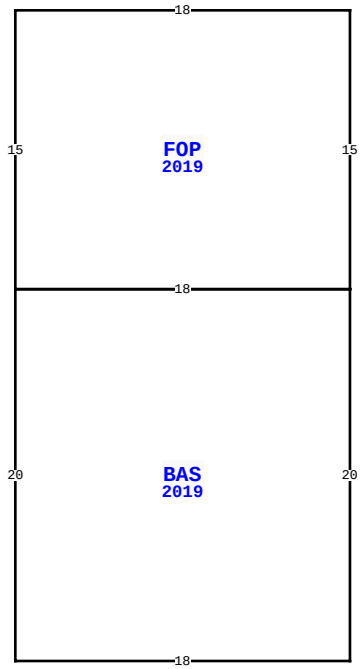
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2019	360	9,742
FOP	270	30	2019	81	2,192
TOTALS	630			441	11,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	441	73.8100	28.79	12,696	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2020 Heated Area: 360 HX Base Yr 2020



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GRANTOR: BERNHARD DEBORAH COX						
GRANTEE: COLUCCI ANTHONY J J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W18 S15 BAS=[YR=2019] S20 E18 N20 W18$ E18 N15$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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