



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floop	12	HARDWOOD 100			
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			
Quality		05	Quality Level 05		
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	1,464	100	1993	1,464	315,415
FOP	112	30	2019	34	7,325
UCP	252	20	1993	50	10,772
UOP	15	20	2013	3	647
TOTALS		1 843		1 551	334 160

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,551	162.3024	225.60	349,906	1940	2015	0	0	0	4.50	95.50
1 SNGL FAM			100% - 2024		Heated Area: 1464			HX Base Yr 2024				
18 S 16TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/25/2024 MLU												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				334,160		
TOTAL MARKET OB/XF VALUE				1,680		
TOTAL LAND VALUE - MARKET				235,200		
TOTAL MARKET VALUE				571,040		
SOH/AGL Deduction				0		
ASSESSED VALUE				571,040		
TOTAL EXEMPTION VALUE		HX HB		51,411		
BASE TAXABLE VALUE				519,629		
TOTAL JUST VALUE				571,040		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				561,676		

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
2	0510	GARAGE WD-	0 100	20 12	240.00	SF	35.00	35.00	100	1940	1940	3 20
TOTAL OB/XF 1,680												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		R-1	75.00	137.00	75.00	FF	1	1.12
TOTAL ADJ 1.12												
UNIT PRICE 2,800.00												
ADJ UNIT PRICE 3,136.00												
LAND VALUE 235,200												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												