

LOT 15
IN OR 1913/1895
PHOENIX WALK PB 5/55

ALLEN THOMAS G & NAOMI L
16 ZACHARY CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1635-0015-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,668	100
FST	45	55
USP	326	30
TOTALS	2,039	1,791

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,791	162.0090	170.11	304,667	1984	1984	0	0	0	20.50 79.50

1 TOWNHOUSE 100% - 2016

Heated Area: 1668

HX Base Yr 2016

The floor plan diagram illustrates the layout of a townhouse with three distinct areas: USP 2007, BAS 1993, and FST 1993. The perimeter and internal dimensions are as follows:

- USP 2007:** Located in the top left, with a perimeter of 30 (top), 9 (right), 16 (bottom right), 4 (bottom), 14 (bottom left), 8 (left), and 5 (top left).
- BAS 1993:** The central area, with a perimeter of 52 (right), 22 (bottom), 13 (bottom left), 8 (left), 12 (right), 4 (top left), 2 (top), 8 (top right), and 15 (left).
- FST 1993:** Located in the bottom left, with a perimeter of 9 (top), 5 (right), 9 (bottom), and 5 (left).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				242,210			
TOTAL MARKET OB/XF VALUE				2,375			
TOTAL LAND VALUE - MARKET				300,000			
TOTAL MARKET VALUE				544,585			
SOH/AGL Deduction				362,725			
ASSESSED VALUE				181,860			
TOTAL EXEMPTION VALUE				HX HB 51,411			
BASE TAXABLE VALUE				130,449			
TOTAL JUST VALUE				544,585			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				560,844			