

LOT 10
IN OR 840/1891
COOPER TERRACE PB 3/15

MIRANDA LORI SMITH & JOSE JR
109 S 16TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1220-0010-0000



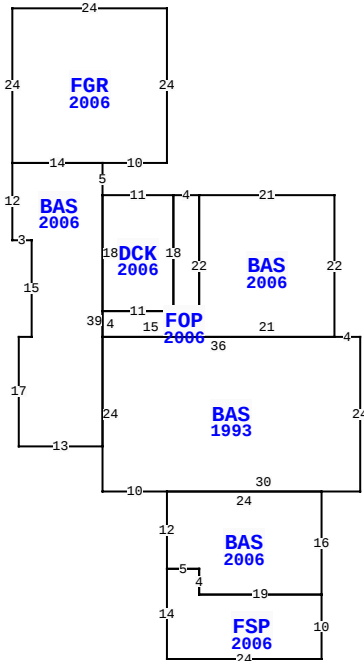
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	17 CB STUCCO 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	87,286
BAS	364	100	364	33,096
BAS	462	100	462	42,006
BAS	554	100	554	50,371
DCK	198	10	20	1,818
FGR	576	55	317	28,823
FOP	132	30	40	3,637
FSP	260	40	104	9,456
TOTALS	3,506		2,821	256,492

EXTRA FEATURES	
L N	OB/XF CODE
2	0500
5	0810
6	0810
7	0478
8	0470

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,821	113.2000	102.16	288,193	1956	2000	0	0	0 11.00	89.00
1 SINGLE FAM - 100% - 2001											
Heated Area: 2340											
HX Base Yr 2001											
109 S 16TH ST, FERNANDINA BEACH											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		256,492	
TOTAL MARKET OB/XF VALUE		21,492	
TOTAL LAND VALUE - MARKET		208,800	
TOTAL MARKET VALUE		486,784	
SOH/AGL Deduction		278,642	
ASSESSED VALUE		208,142	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		158,142	
TOTAL JUST VALUE		486,784	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		426,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111002	H/AC	9,744	06/20/2011
20110932	REPAIR/RRF	5,100	06/08/2011
20070335	H/AC	3,300	02/22/2007
20070150	GAS	1,000	01/30/2007
20052317	H/AC	1,000	07/28/2005
20052170	ELEC OTHER	3,000	07/07/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0840/1891	7/14/1998	WD U	I		
GRANTOR: JONES ALLAN W & Nanci					
GRANTEE: MIRANDA LORI SMITH					
0322/0182	9/01/1980	WD Q	I		
GRANTOR:					
GRANTEE:					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W4 BAS=[YR=2006] N22 W21 FOP=[YR=2006] W4 DCK=[YR=2006] W11 BAS=[YR=2006] N5 FGR=[YR=2006] E10 N24 W24 S24 E14 \$ W14 S12 E3 S15 W2 S17 E13 N39 \$ S18 E11 N18 \$ S18 W11 S4 E15 N22 \$ S22 E21 \$ W36 S24 E10 BAS=[YR=2006] S12 FSP=[YR=2006] S14 E24 N10 W19 N4 W5 \$ E5 S4 E19 N16 W24 \$ E30 N24 \$.	

LAND DESCRIPTION										TOTAL OB/XF										21,492									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100	0006	R-1	75.00	153.00	75.00	FF	1	1.16	1.00	1.16	2,400.00	2,784.00	208,800												
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