LOT 11
IN OR 1541/887
COOPER TERRACE PB 3/15

SMITH WILLIAM F
104 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1220-0011-0000

BUILDING CHARACTERISTICS

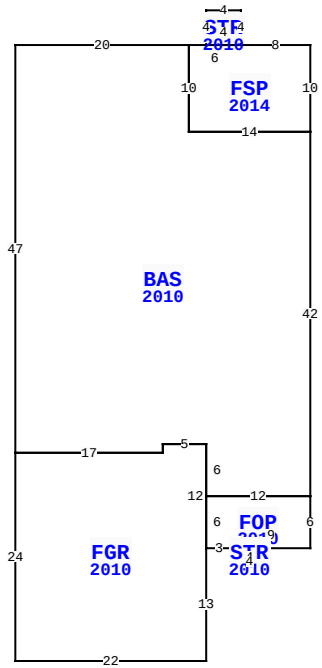
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,513	100	1,513	154,817
FGR	533	55	293	29,981
FOP	72	30	22	2,251
FSP	140	40	56	5,730
STR	4	10	0	0
STR	16	10	2	205
TOTALS	2,278		1,886	192,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,886	119.9814	108.28	204,216	2010	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1513 HX Base Yr 2015



104 S 15TH ST, FERNANDINA BEACH

BLD DATE	03/24/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,984
TOTAL MARKET OB/XF VALUE		5,585
TOTAL LAND VALUE - MARKET		207,000
TOTAL MARKET VALUE		405,569
SOH/AGL Deduction		229,478
ASSESSED VALUE		176,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,091
TOTAL JUST VALUE		405,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120575	41LF WOOD FENCE	0	04/09/2012
20100029	NEW CONSTR	149,611	01/08/2010
20070929	DEMOLITION	3,285	05/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/0887	12/18/2007	WD	Q	V		110,000
GRANTOR: ERICKSEN TODD						
GRANTEE: SMITH WILLIAM F						
1490/1763	4/09/2007	WD	U	I	09	240,000
GRANTOR: COOK MICHEL D & VIRGI						
GRANTEE: ERICKSEN TODD						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W8 STR=[YR=2010] N4W4S4E4$ W6 BAS=[YR=2010] W20 S47 FGR=[YR=2010] S24 E22 N13 FOP=[YR=2010] E3 STR=[YR=2010] S1 E4N1W4$ E9N6W12 S6$ N12W5S1W17 $ E17N1E5S6E12 N42W14N10$ S10 E14N10$.

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
1	0810	CONCRETE A	0	100	47	18	846.00	SF	6.50	6.50	100	2010	2010	3	92	5,059	
2	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2010	2010	3	92	526	

LAND DESCRIPTION

TOTAL OB/XF 5,585

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	SFR	100	0006	R-1	75.00	150.00	75.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	207,000							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 207,000 Market: 0 Agricultural: 0 Common: 207,000 PRINTED 08/02/2023 BY SYS