LOT 6
COOPER TERRACE PB 3/15

GILL ALLISON GLYNN/CRONK JOSHUA
1893 PALM DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1220-0006-0000

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	03	PLASTER 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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

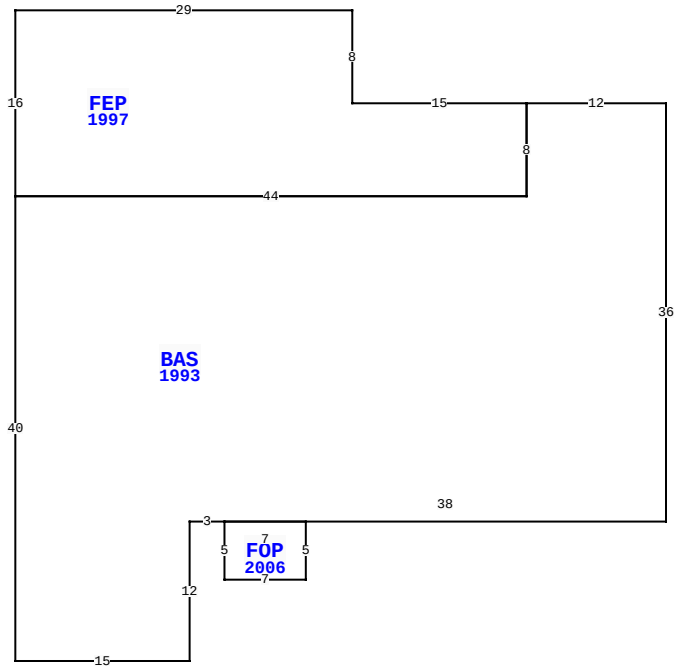
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1993	1,844	156,533
FEP	584	80	1997	467	39,643
FOP	35	30	2006	10	849
TOTALS	2,463			2,321	197,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,321	119.5600	119.56	277,499	1956	1966	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1844 HX Base Yr



113 S 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	197,024
TOTAL MARKET OB/XF VALUE	8,092
TOTAL LAND VALUE - MARKET	243,600
TOTAL MARKET VALUE	448,716
SOH/AGL Deduction	0
ASSESSED VALUE	448,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	448,716
TOTAL JUST VALUE	448,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120005	H/AC	1,900	01/04/2012
20071521	XFOB	300	08/15/2007
2071520	REMODEL	3,500	08/15/2007
20071363	REMODEL	1,200	07/23/2007
20071320	REMODEL	1,000	07/16/2007
20061863	DEMOLITION	0	08/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/1257	6/25/2025	WD	Q	I	01	527,500
GRANTOR: PURCHASING FUND 2023-						
GRANTEE: GILL ALLISON GLYNN						
2761/1360	1/14/2025	DG	U	I	11	100
GRANTOR: PURCHASING FUND 2023-						
GRANTEE: PURCHASING FUND 202						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1997] W15 N8 W29 S16 E44 N8 $ S8 W44 S40 E15 N12 E3 FOP=[YR=2006] S5 E7 N5 W7$ E38 N36$.

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	0	103	11	1,133.00	SF	6.50	6.50	100	2006	2006	3	86	6,333	
2	0810	CONCRETE A	0	0	69	3	207.00	SF	6.50	6.50	100	2006	2006	3	86	1,157	
3	0810	CONCRETE A	0	0	3	6	18.00	SF	6.50	6.50	100	1997	1997	3	72	84	
4	0940	SHEDS/PORT	0	0	8	9	72.00	SF	30.00	30.00	100	2006	2006	3	24	518	

LAND DESCRIPTION

TOTAL OB/XF 8,092

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	0		R-1	75.00	153.00	75.00	FF	1	1.16	1.00	1.16	2,800.00	3,248.00	243,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 243,600 Market: 0 Agricultural: 0 Common: 243,600 PRINTED 07/30/2025 BY SYS