LOT 8
OR 2033/1889
COOPER TERRACE PB 3/15

WILSON ROBERT THOMAS & SUSAN C
404 4TH STREET
HUNTINGDON, PA 16652

2025

00-00-31-1220-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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

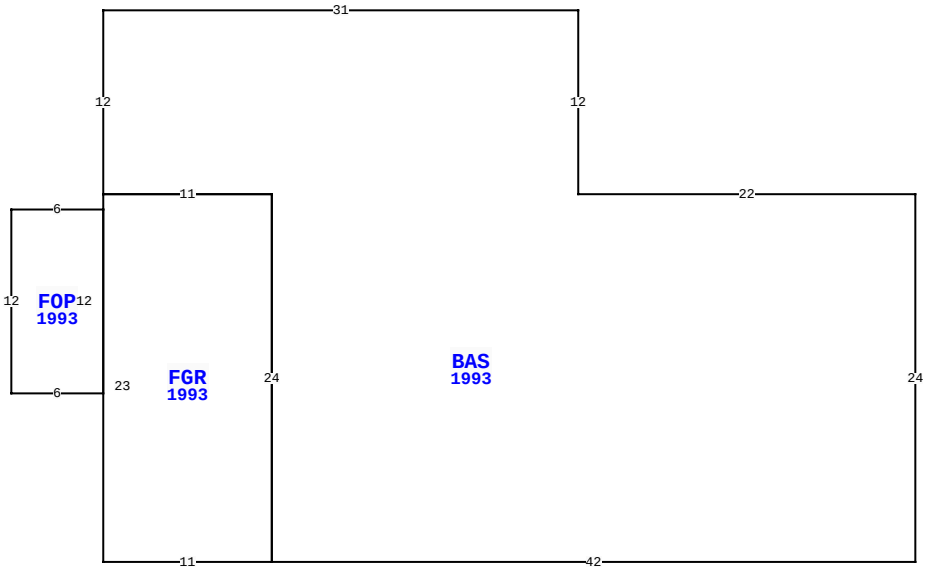
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	134,394
FGR	264	55	1993	145	14,121
FOP	72	30	1993	22	2,143
TOTALS	1,716			1,547	150,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,547	125.6640	125.66	194,396	1960	1985	0	0	0	22.50	77.50

1 SINGLE FAM – 0% - 0 Heated Area: 1380 HX Base Yr



111 S 16TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	150,657
TOTAL MARKET OB/XF VALUE	3,395
TOTAL LAND VALUE - MARKET	243,600
TOTAL MARKET VALUE	397,652
SOH/AGL Deduction	101,662
ASSESSED VALUE	295,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,990
TOTAL JUST VALUE	397,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122108	H/AC	3,500	10/12/2012
20102135	RE-ROOF W/30YR SH	6,000	12/14/2010
983286	RE-ROOF	1,200	03/04/1998
842624	REPAIR/RRF	1,800	01/02/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/1889	3/15/2016	WD	Q	I	01	174,000
GRANTOR: ZAHN JUDITH &						
GRANTEE: WILSON ROBERT THOMA						
1542/1135	12/26/2007	WD	U	I	18	100
GRANTOR: MOONEY JEAN A						
GRANTEE: MOONEY JEAN A L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 N12 W31 S12 FGR=[YR=1993] S1 FOP=[YR=1993] W6 S12 E6 N12$ S23 E11 N24 W11 $ E11 S24 E42 N24$.

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	20	3	60.00	SF	6.50	6.50	100	1960	1960	3	20	78	
2	0810	CONCRETE A	0	0	69	8	544.00	SF	6.50	6.50	100	1960	1960	3	20	707	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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	0006	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