LOT 11
COOPER TERRACE PB 3/15

MCQUEEN SARAH JANANE & PATRICK EDWARD
104 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1220-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

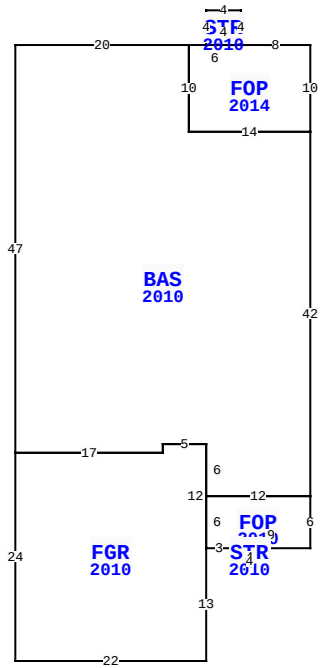
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,513	100	2010	1,513	169,731
FGR	533	55	2010	293	32,869
FOP	72	30	2010	22	2,468
FOP	140	30	2014	42	4,711
STR	4	10	2010	0	0
STR	16	10	2010	2	224
TOTALS	2,278			1,872	210,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	119.9814	119.98	224,603	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1513 HX Base Yr 2024



104 S 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,004
TOTAL MARKET OB/XF VALUE		51,542
TOTAL LAND VALUE - MARKET		241,500
TOTAL MARKET VALUE		503,046
SOH/AGL Deduction		54,046
ASSESSED VALUE		449,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		398,278
TOTAL JUST VALUE		503,046
NCON VALUE		44,509
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	13X26 POOL	67,875	12/13/2023
20120575	41LF WOOD FENCE	0	04/09/2012
20100029	NEW CONSTR	149,611	01/08/2010
20070929	DEMOLITION	3,285	05/23/2007
2023-0643	COC FOR POOL		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/1131	8/08/2023	WD	Q	I	01	580,000
GRANTOR: SMITH WILLIAM F						
GRANTEE: MCQUEEN SARAH JANAN						
1541/0887	12/18/2007	WD	Q	V		110,000
GRANTOR: ERICKSEN TODD						
GRANTEE: SMITH WILLIAM F						

BUILDING NOTES

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	90	4,949	
2	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2010	2010	3	90	515	
3	0861	POOL GUNIT	0	100	0	0	338.00	SF	85.00	85.00	100	2025	2024		100	28,730	
4	0855	CONC PAVER	0	100	0	0	830.00	SF	10.00	10.00	100	2025	2024		100	8,300	
5	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2025	2024		100	8,448	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=-14,0] W20 S47 E17 N1 E5 S6 E12 N42 W14 N10 $
FGR=[YR=2010;ORIG=-34,47] S24 E22 N13 N12 W5 S1 W17 $
FOP=[YR=2014;ORIG=0,0] W8 W6 S10 E14 N10 $
FOP=[YR=2010;ORIG=-12,58] E3 E9 N6 W12 S6 $
STR=[YR=2010;ORIG=-8,0] N4 W4 S4 E4 $
STR=[YR=2010;ORIG=-9,58] S1 E4 N1 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 51,542

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	100	0006	R-1	75.00	150.00	75.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	241,500							

REVIEW DATE 05/01/2024 BY HS Total Acres: 0.00 Total Land Value: 241,500 Market: 0 Agricultural: 0 Common: 241,500 PRINTED 07/30/2025 BY SYS