LOTS 12 & 14
IN OR 1474/705
COOPER TERRACE PB 3/15

WILLIAMS LISA REBECCA
105 S 16TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1220-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

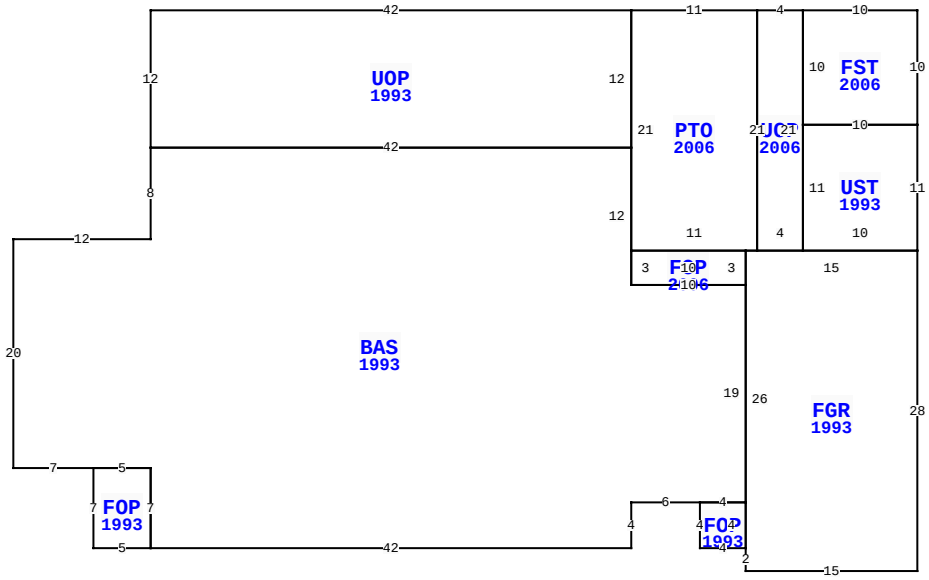
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	1993	1,900	160,419
FGR	420	55	1993	231	19,504
FOP	16	30	1993	5	422
FOP	35	30	1993	10	845
FOP	30	30	2006	9	760
FST	100	55	2006	55	4,644
PTO	231	5	2006	12	1,013
UOP	504	20	1993	101	8,528
UOP	84	20	2006	17	1,435
UST	110	45	1993	50	4,222
TOTALS	3,430			2,390	201,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,390	119.7560	119.76	286,226	1955	1965	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 1993 Heated Area: 1900 HX Base Yr 1993



105 S 16TH 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		201,789
TOTAL MARKET OB/XF VALUE		29,402
TOTAL LAND VALUE - MARKET		420,000
TOTAL MARKET VALUE		651,191
SOH/AGL Deduction		477,029
ASSESSED VALUE		174,162
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,440
TOTAL JUST VALUE		651,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100081	REMODEL	14,901	01/15/2010
20100047	REPAIR/RRF	4,500	01/13/2010
20051735	OTHER	2,000	05/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/0705	1/25/2007	QC	Q	I	01	100
GRANTOR: WILLIAMS ROBERT E & L						
GRANTEE: WILLIAMS LISA REBEC						
0655/0386	4/21/1992	WD	Q	I		87,000
GRANTOR: SHEFFIELD GEORGE & B						
GRANTEE: WILLIAMS ROBT & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2006] W10 UOP=[YR=2006] W4 PTO=[YR=2006] W11 UOP=[YR=1993] W42 S12 BAS=[YR=1993] S8 W12 S20 E7 FOP=[YR=1993] S7 E5 N7 W5 $ E5 S7 E42 N4 E6 FOP=[YR=1993] S4 E4 FGR=[YR=1993] S2 E15 N28 UST=[YR=1993] N11 W10 S11 E10 $ W15 FOP=[YR=2006] W10 S3 E10 N3 $ S26 $ N4 W4 $ E4 N19 W10 N12 W42 $ E42 N12 $ S21 E11 N21 $ S21 E4 N21 $ S10 E10 N10 $.

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	0861	POOL GUNIT	0	100	25	45	1,125.00	SF	85.00	85.00	100	1985	1985	3	20	19,125	
2	0845	KOOL DECK	0	100	0	0	1,280.00	SF	14.50	14.50	100	1985	1985	3	44	8,166	
3	0810	CONCRETE A	0	100	74	10	740.00	SF	6.50	6.50	100	1955	1955	3	20	962	
4	0810	CONCRETE A	0	100	47	3	141.00	SF	6.50	6.50	100	1955	1955	3	20	183	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1955	1955	3	20	400	
6	0825	BRICK	0	100	0	0	73.00	SF	25.00	25.00	100	1955	1955	3	31	566	

LAND DESCRIPTION

TOTAL OB/XF 29,402

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		R-1	150.00	153.00	150.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	420,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 420,000 Market: 0 Agricultural: 0 Common: 420,000 PRINTED 07/30/2025 BY SYS