LOT 6
COOPER TERRACE PB 3/15

GILL ALLISON GLYNN/CRONK JOSHUA
113 S 16TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1220-0006-0000

NASSAU COUNTY PROPERTY

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

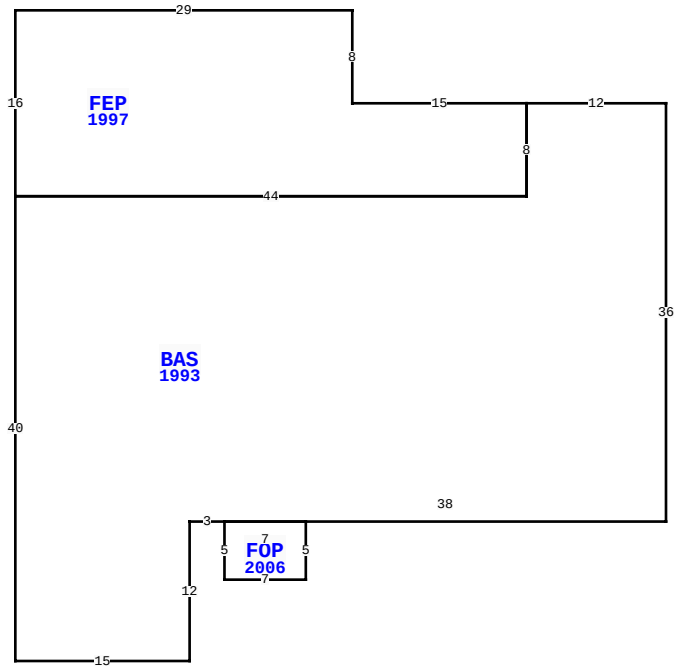
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1993	1,844	163,205
FEP	584	80	1997	467	41,332
FOP	35	30	2006	10	885
TOTALS	2,463			2,321	205,421

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	125.54	291,378	1956	1966	0	0	0	29.50	70.50

1 SINGLE FAM 100% - 2026 Heated Area: 1844 HX Base Yr 2026



113 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		205,421
TOTAL MARKET OB/XF VALUE		475
TOTAL LAND VALUE - MARKET		243,600
TOTAL MARKET VALUE		449,496
SOH/AGL Deduction		31,756
ASSESSED VALUE		417,740
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		366,329
TOTAL JUST VALUE		449,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,716

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
4	0940	SHEDS/PORT	0	100	8	9	72.00	SF	30.00	30.00	100	2006	2006	3	22	475	

LAND DESCRIPTION

TOTAL OB/XF 475

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 243,600 Market: 0 Agricultural: 0 Common: 243,600 PRINTED 07/09/2026 BY SYS