LOT 16
COOPER TERRACE PB 3/15

HADLEY LYNN B & ROBERT D
103 S 16TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1220-0016-0000

BUILDING CHARACTERISTICS

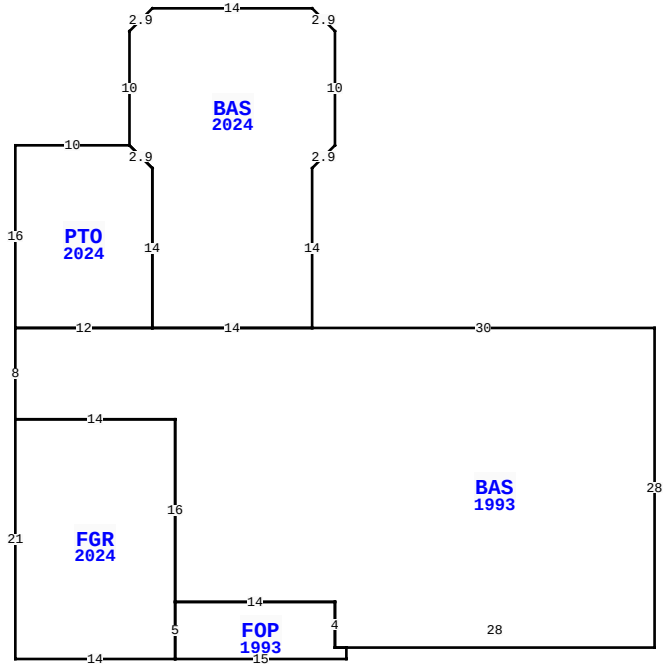
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,232	100	1993	1,232	184,928
BAS	440	100	2024	440	66,046
FGR	294	55	2024	162	24,317
FOP	71	30	1993	21	3,152
PTO	190	5	2024	10	1,501
TOTALS	2,227			1,865	279,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,865	119.6580	166.32	310,187	1974	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2024 Heated Area: 1672 HX Base Yr 2024



103 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		279,944
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		243,600
TOTAL MARKET VALUE		523,544
SOH/AGL Deduction		0
ASSESSED VALUE		523,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		472,133
TOTAL JUST VALUE		523,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1307	INSTALL OF FIBERG	30,000	09/12/2025
2022-2028	COC		04/03/2023
20222028	ADDITION	80,000	05/18/2022
20112285	RE-ROOF W/50YR SH	6,400	12/27/2011
20021173	ROOF & TRUSS REPA	0	07/10/2002
8359	REMODEL BATH	1,503	05/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2472/1143	6/22/2021	WD	Q	I	01	449,900
GRANTOR: GILMER HAILEE						
GRANTEE: HADLEY LYNN B & ROB						
1909/1752	3/28/2014	WD	Q	I	01	155,000
GRANTOR: MCCAFFREY SEAN M & HA						
GRANTEE: GILMER HAILEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W30 W14 W12 S8 E14 S16 E14 S4 E28 N28 $
BAS=[YR=2024;ORIG=-30,0] W14 N14 U2L2 N10 U2R2 E14 D2R2 S10 D2L2 S14 $
FGR=[YR=2024;ORIG=-42,8] W14 S21 E14 N5 N16 $
PTO=[YR=2024;ORIG=-44,0] W12 N16 E10 D2R2 S14 $
FOP=[YR=1993;ORIG=-42,29] E15 N1 W1 N4 W14 S5 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	153.00	75.00	FF	1	1.16	1.00	1.16	2,800.00	3,248.00	243,600							

REVIEW DATE 01/21/2026 BY HS Total Acres: 0.00 Total Land Value: 243,600 Market: 0 Agricultural: 0 Common: 243,600 PRINTED 07/09/2026 BY SYS