LOT 116
IN OR 1987/1796
FOREST HILLS 2 PB 2/77

SMITH WALTER W & PAMELA K
816 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-128B-0116-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	04	BUILT-UP 50
Interior Wall	03	PLASTER 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

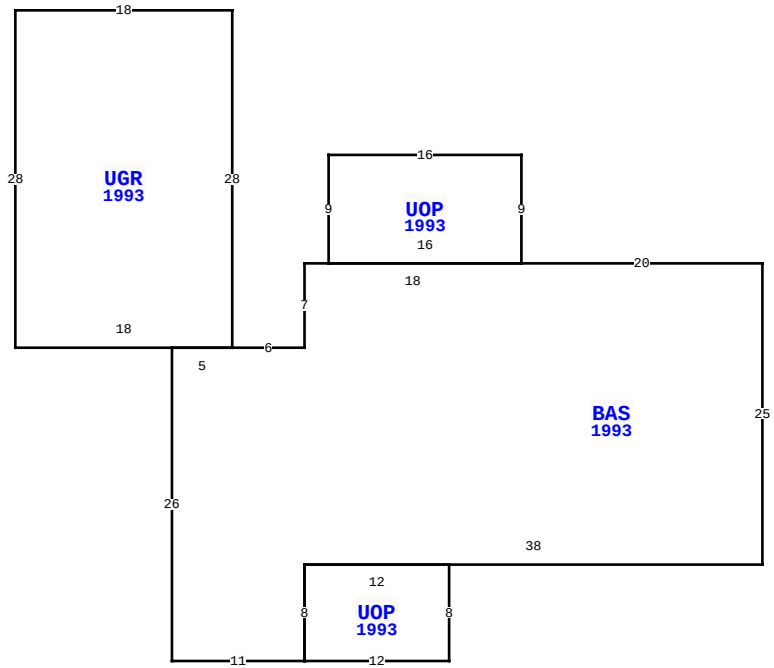
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	1993	1,236	112,343
UGR	504	45	1993	227	20,632
UOP	96	20	1993	19	1,727
UOP	144	20	1993	29	2,636
TOTALS	1,980			1,511	137,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,511	107.2000	112.56	170,078	1952	1990	0	0	0	19.25	80.75

1 SINGLE FAM 100% - 2009 Heated Area: 1236 HX Base Yr 2009



816 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		137,338
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		393,038
SOH/AGL Deduction		271,607
ASSESSED VALUE		121,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,020
TOTAL JUST VALUE		393,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090243	ELEC OTHER	1,200	02/23/2009
5145	REPAIR/RRF	2,400	12/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/1796	6/26/2015	QC	U	I	11	100
GRANTOR: SMITH PAMELA K						
GRANTEE: SMITH WALTER W & PA						
1825/0089	11/15/2012	QC	U	I	11	100
GRANTOR: SMITH WALTER W SR						
GRANTEE: SMITH PAMELA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1993] N9 W16 S9 E16$ W18 S7 W6 UGR=[YR=1993] N28 W18 S28 E18$ W5 S26 E11 UOP=[YR=1993] E12 N8 W12 S8$ N8 E38 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1952	1952	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	91.00	178.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS