LOT 8
GLYNDON ESTATES PB 5/366

SCHLOBOHM KARL &/CALVERT MIRANDA
2965 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-0262-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

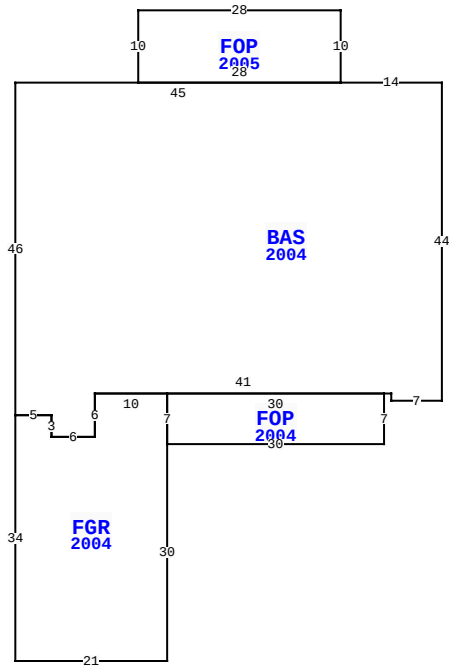
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,595	100	2,595	291,261
FGR	726	55	399	44,784
FOP	210	30	63	7,071
FOP	280	30	84	9,429
TOTALS	3,811		3,141	352,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,141	103.8680	123.34	387,411	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2595 HX Base Yr



2965 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	352,544
TOTAL MARKET OB/XF VALUE	9,777
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	442,321
SOH/AGL Deduction	74,459
ASSESSED VALUE	367,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,862
TOTAL JUST VALUE	442,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311746	NEW CONSTR	163,401	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/0159	3/16/2020	WD	Q	I	02	499,000
GRANTOR: FOX BARRY S						
GRANTEE: SCHLOBOHM KARL & MI						
2298/1870	8/14/2019	SW	U	I	12	357,000
GRANTOR: CERT HOLDERS OF THE C						
GRANTEE: FOX BARRY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2005] N10 W28 S10 E28$W45 S46
FGR=[YR=2004] S34 E21 N30 FOP=[YR=2004] E30 N7 W30 S7$ N7 W10 S6 W6 N3 W5$ E5 S3 E6 N6 E41 S1 E7 N44$.

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	0812	CONCRETE C	0	0	0	0	2,697.00	SF	4.00	4.00	100	2004	2004	3	86	9,278	
2	0835	QUARY TILE	0	0	0	0	58.00	SF	10.00	10.00	100	2004	2004	3	86	499	

LAND DESCRIPTION

TOTAL OB/XF 9,777

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	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS