PT OF LOT 2 (S-2)
IN OR 1549/515
OCEAN BREEZE FARMS PB 1/10

BOLDEN DAVID W
2949 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

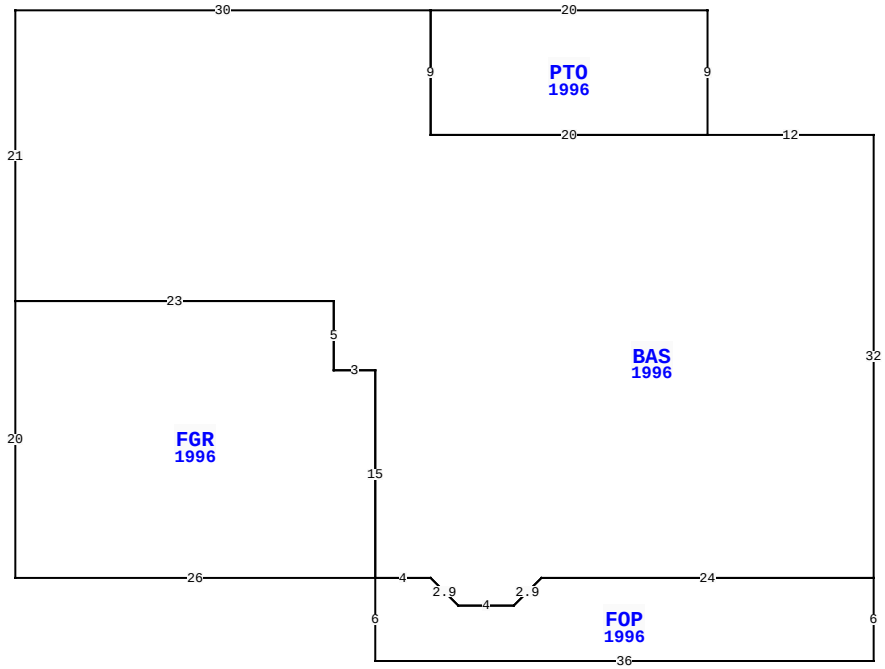
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100	1,761	186,259
FGR	505	55	278	29,403
FOP	204	30	61	6,452
PTO	180	5	9	952
TOTALS	2,650		2,109	223,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,109	110.6420	131.39	277,102	1996	1996	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 1997 Heated Area: 1761 HX Base Yr 1997



2949 S 14TH ST, FERNANDINA BEACH

BLD DATE	07/16/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		223,067
TOTAL MARKET OB/XF VALUE		19,518
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		492,585
SOH/AGL Deduction		312,139
ASSESSED VALUE		180,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,446
TOTAL JUST VALUE		492,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514995	ELEC OTHER	150	05/01/2005
R07431	REPAIR/RRF	900	04/01/2005
B14925	ADDITION	23,760	04/01/2005
B9603060	NEW CONSTR	80,000	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1799/1045	6/22/2012	QC	U	I	11	100
GRANTOR: EDENFIELD HOLLY						
GRANTEE: BOLDEN DAVID W						
1584/0296	9/08/2008	QC	U	I	01	100
GRANTOR: BOLDEN RUBEN L & SHIR						
GRANTEE: BOLDEN DAVID W & HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 PTO=[YR=1996] N9 W20 S9 E20 $ W20 N9 W30 S21 FGR=[YR=1996] S20 E26 FOP=[YR=1996] S6 E36 N6 W24 D2 L2 W4 U2 L2 W4$ N15 W3 N5 W23$ E23 S5 E3 S15 E4 D2 R2 E4 U2 R2 E24 N32$.

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	0811	CONCRETE B	0	100	0	0	770.00	SF	5.20	5.20	100	1996	1996	3	73	2,923	
2	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	100	1996	1996	3	73	897	
3	0825	BRICK	0	100	9	1	9.00	SF	12.50	12.50	100	1996	1996	3	92	104	
4	1242	WD DECK A	0	100	15	8	120.00	SF	10.00	10.00	100	1998	1998	3	20	240	
5	0811	CONCRETE B	0	100	0	0	943.00	SF	5.20	5.20	100	2005	2005	3	87	4,266	
6	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2005	2005	3	44	11,088	

LAND DESCRIPTION

TOTAL OB/XF 19,518

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	000115	C	SFR ACRES	100	0006	RS-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 1.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS