

3-2N-28 PT OF LOT 4
IN OR 847/440
OCEAN BREEZE SUB PB 1/11

SKINNER STEVEN H & KIMBERLY A
3125 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

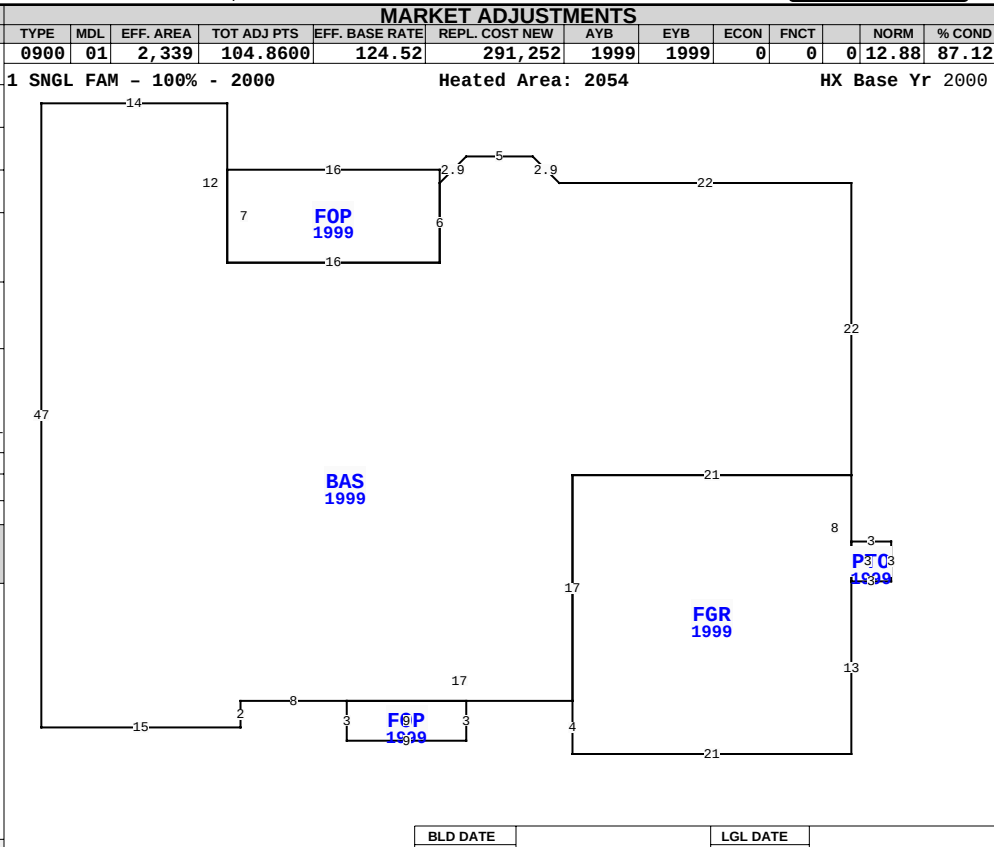
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100	2,054	222,822
FGR	441	55	243	26,361
FOP	27	30	8	868
FOP	112	30	34	3,689
PTO	9	5	0	0
TOTALS	2,643		2,339	253,739

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,068.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-2	110.00	268.00	1.00	LT	



3125 S 14TH ST, FERNANDINA BEACH											
TOTAL OB/XF 5,941											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-2	110.00	268.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	253,739		
TOTAL MARKET OB/XF VALUE	5,941		
TOTAL LAND VALUE - MARKET	72,000		
TOTAL MARKET VALUE	331,680		
SOH/AGL Deduction	136,124		
ASSESSED VALUE	195,556		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	145,556		
TOTAL JUST VALUE	331,680		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	278,323		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805593	NEW CONSTR	103,488	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0847/0440	9/02/1998	WD	Q	V	
GRANTOR: TAYLOR MARY V					SALE PRICE
GRANTEE: SKINNER STEVEN H &					20,400
0773/0697					23,500
10/08/1996					
GRANTOR: RACKLEY THOMAS N					
GRANTEE: TAYLOR MARY V					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1999] W22 U2 L2 W5 D2 L2 FOP=[YR=1999] N1 W16 S7 E16 N6\$ S6 W16 N12 W14 S47 E15 N2 E8 FOP=[YR=1999] S3 E9 N3 W9 \$ E17 FGR=[YR=1999] S4 E21 N13 PTO=[YR=1999] E3 N3 W3 S3 \$ N8 W21 S17 \$ N17 E21 N22 \$.											