

PT OF LOT 4 S-5
IN OR 2043/536
OCEAN BREEZE SUB PB 1/11

HEMMING GUST & MONICA
3113 S 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0004-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	16	WD FR STUC 100	0500	01	4,611	98.0400	139.71	644,203	2004	2004	0	0	0	9.00	91.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021													Heated Area: 4094														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 50																												
Interior Floo	12	HARDWOOD 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2.5 100																												
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	2,415	100	2,415	307,034																										
FGR	712	55	392	49,837																										
FOP	75	30	22	2,797																										
FSP	228	40	91	11,570																										
FUS	759	100	759	96,496																										
FUS	920	100	920	116,965																										
PTO	64	5	3	381																										
PTO	184	5	9	1,144																										
TOTALS			5,357	4,611	586,225																									
EXTRA FEATURES					3113 S 14TH ST, FERNANDINA BEACH																									
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														
1	0810	CONCRETE A	0 100	12	16	192.00	SF	6.50	6.50	100	2004	2004	3	86	1,073															
2	0811	CONCRETE B	0 100	0	0	763.00	SF	5.20	5.20	100	2006	2006	3	88	3,491															
3	0812	CONCRETE C	0 100	0	0	1,899.00	SF	4.00	4.00	100	2016	2016	3	97	7,368															
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960															
9	0861	POOL GUNIT	0 100	0	0	610.00	SF	85.00	85.00	100	2020	2020	3	95	49,258															
10	0855	CONC PAVER	0 100	0	0	788.00	SF	10.00	10.00	100	2020	2020	3	99	7,801															
11	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	2020	2020	3	93	4,464															
12	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	2020	2020	3	93	1,488															
13	0680	POLE SHED	0 100	10	20	200.00	SF	5.00	5.00	100	2020	2020	3	95	950															
14	1076	TRELLIS A	0 100	12	12	144.00	SF	7.50	7.50	100	2020	2020	3	95	1,026															
LAND DESCRIPTION										TOTAL OB/XF										78,879										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			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																														