

CRAUN WILLIAM H & DIANA A
2948 S 14TH STREET
FERNANDINA BEACH, FL 32034

00-00-30-044A-0012-0000

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall Roof Structure

03

CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme Occupancy

05
03
01
02
03

02
1.

05
00

COMP SHNGL 100 DRYWALL 100 NONE 100 WINDOW 100 FORCED AIR 100 1 100 1 100 WOOD FRAME 100 1. 100 0 100 DIST 1A 100 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

900 100 900 14,117

TOTALS

900

900

14,116

EXTRA FEATURES

2948 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 0511 GARAGE CB- 0 100 12 12 144.00 SF 40.00 40.00 100 1980 1980 3 35 2,016

7 0810 CONCRETE A 0 100 16 3 48.00 SF 6.50 6.50 100 1994 1994 3 70 218

8 0810 CONCRETE A 0 100 7 4 28.00 SF 6.50 6.50 100 1999 1999 3 79 144

9 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1999 1999 3 84 1,680

10 0825 BRICK 0 100 0 0 116.00 SF 12.50 12.50 100 2001 2001 3 95 1,378

11 0937 WELL 0 100 0 0 1.00 UT 6,000.00 6,000.00 100 1997 1997 3 100 6,000

12 0861 POOL GUNIT 0 100 0 0 336.00 SF 85.00 85.00 100 2022 2022 3 100 28,560

13 0845 KOOL DECK 0 100 0 0 404.00 SF 7.25 7.25 100 2022 2022 3 100 2,929

14 0476 VF 6 SBPL 2 0 0 0 276.00 LF 32.00 32.00 100 2023 2021 99 8,744

15 0475 VF 4 SBPL 2 0 0 0 42.00 LF 14.00 14.00 100 2023 2021 99 582

LAND DESCRIPTION

TOTAL OB/XF 52,251

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 RS-2 0.00 0.00 1.94 AC 1.00 1.00 1.00 250,000.00 250,000.00 484,750

REVIEW DATE 07/19/2022 BY DJ Total Acres: 1.94 Total Land Value: 484,750 Market: 0 Agricultural: 0 Common: 484,750 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

6500 01 900 89.6400 31.37 28,233 1983 1983 0 0 0 50.00 50.00

2 GARAGE RES - 100% - 2023 Heated Area: 900 HX Base Yr

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 416,132 TOTAL MARKET OB/XF VALUE 58,251 TOTAL LAND VALUE - MARKET 484,750 TOTAL MARKET VALUE 959,133 SOH/AGL Deduction 0 ASSESSED VALUE 959,133 TOTAL EXEMPTION VALUE 13 943,807 BASE TAXABLE VALUE 15,326 TOTAL JUST VALUE 959,133 NCON VALUE 57,035 INCOME VALUE PREVIOUS YEAR MKT VALUE 716,328

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2264/1974 3/15/2019 WD Q I 01 655,000 GRANTOR: CRAIG ROBERT W & SAND GRANTEE: CRAUN WILLIAM H & D 2264/1972 2/12/2019 QC U I 11 100 GRANTOR: CRAIG GAYE S GRANTEE: CRAIG ROBERT W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S30 E30 N30\$.

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