S-1 OF LOT 13
IN OR 2564/1884
OCEAN BREEZE FARMS SUB PB 1/11

CRAIG DEREK E
2930 SOUTH 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0013-0010

BUILDING CHARACTERISTICS

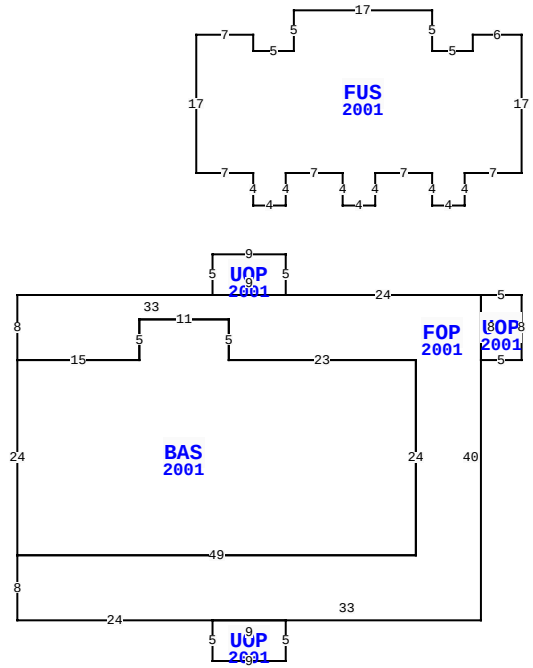
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,231	100	1,231	147,351
FOP	1,049	30	315	37,706
FUS	759	100	759	90,852
UOP	40	20	8	958
UOP	45	20	9	1,077
UOP	45	20	9	1,077
TOTALS	3,169		2,331	279,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,331	112.0000	133.00	310,023	2001	2001	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 1997 Heated Area: 1990 HX Base Yr 1997



2930 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		352,782
TOTAL MARKET OB/XF VALUE		8,671
TOTAL LAND VALUE - MARKET		362,250
TOTAL MARKET VALUE		723,703
SOH/AGL Deduction		432,417
ASSESSED VALUE		291,286
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,286
TOTAL JUST VALUE		723,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007264	NEW CONSTR	145,000	06/01/2000
BE963061	CHNGE SRVC	0	09/01/1996
B9501708	NEW CONSTR	39,150	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1884	5/18/2022	QC	U	I	11	100
GRANTOR: CRAIG CRYSTAL						
GRANTEE: CRAIG DEREK E						
1768/1389	12/07/2011	QC	U	I	11	100
GRANTOR: CRAIG DEREK E & CRYST						
GRANTEE: CRAIG DEREK E & CRY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W5 FOP=[YR=2001] W24 UOP=[YR=2001] N5 W9 S5 E9 $ W33 S8 BAS=[YR=2001] S24 E49 N24 W23 N5 W11 S5 W15 $ E15 N5 E11 S5 E23 S24 W49 S8 E24 UOP=[YR=2001] S5 E9 N5 W9 $ E33 N40 $ S8 E5 N8 $ PTR= N15 FUS=[YR=2001] N17 W6 S2 W5 N5 W17 S5 W5 N2 W7 S17 E7 S4 E4 N4 E7 S4 E4 N4 E7 S4 E4 N4 E7 $ S15 $.

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	100	45	30	1,350.00	SF	4.00	4.00	100	1996	1996	3	73	3,942	
2	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1995	1995	3	72	75	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
4	0810	CONCRETE A	0	100	34	8	272.00	SF	6.50	6.50	100	2011	2011	3	93	1,644	

LAND DESCRIPTION

TOTAL OB/XF 8,671

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		RS-2	0.00	0.00	2.07	AC		1.00	1.00	0.70	250,000.00	175,000.00	362,250							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 2.07 Total Land Value: 362,250 Market: 0 Agricultural: 0 Common: 362,250 PRINTED 08/02/2023 BY SYS

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2023

00-00-30-044A-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

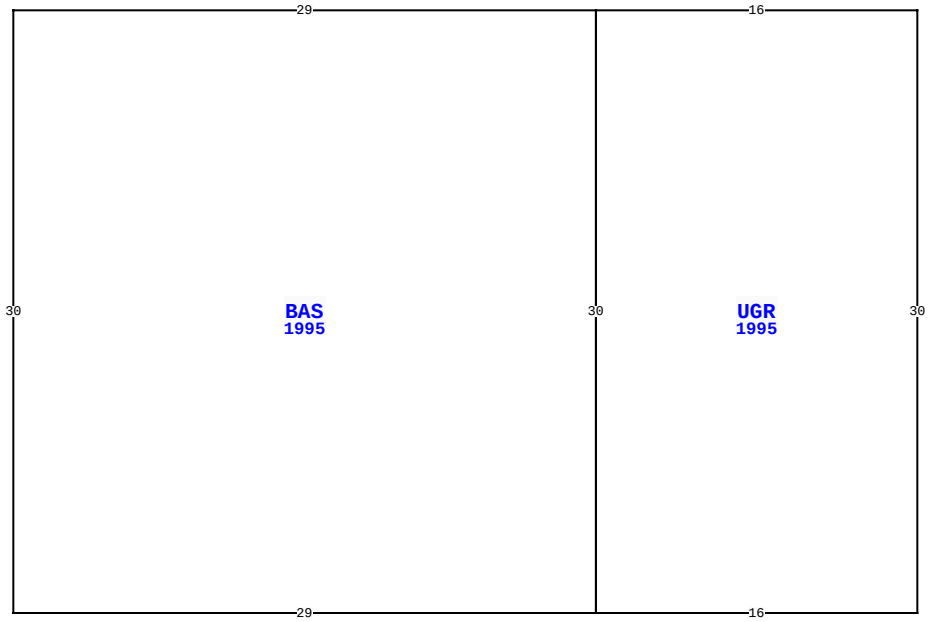
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	870	100	870	59,090
UGR	480	45	216	14,670
TOTALS	1,350		1,086	73,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,086	87.0000	78.52	85,273	1995	1995	0	0	0	13.50	86.50

2 SINGLE FAM – 100% - 1997 Heated Area: 870 HX Base Yr 1997



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2930 S 14TH ST, FERNANDINA BEACH

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GRANTOR: CRAIG DEREK E & CRYST						
GRANTEE: CRAIG DEREK E & CRY						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1995] W16 BAS=[YR=1995] W29 S30 E29 N30 $ S30 E16 N30 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY TWA Total Acres: 2.07 Total Land Value: 362,250 Market: 0 Agricultural: 0 Common: 362,250 PRINTED 08/02/2023 BY SYS