PT OF LOT 70
IN OR 2337/506
SUB PT OF SEC 4 PB 0/59

ROWLAND NORMAN & MELANIE L/E/
2704 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0070-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

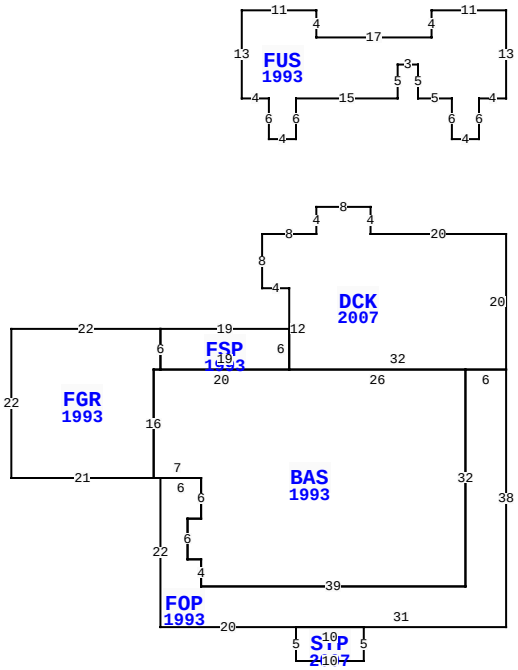
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	146,496
DCK	704	10	70	7,474
FGR	468	55	257	27,442
FOP	582	30	175	18,686
FSP	114	40	46	4,912
FUS	472	100	472	50,398
STP	50	10	5	534
TOTALS	3,762		2,397	255,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,397	104.8600	124.52	298,474	1993	1993	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 0 Heated Area: 1844 HX Base Yr



2704 S 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		255,941
TOTAL MARKET OB/XF VALUE		3,582
TOTAL LAND VALUE - MARKET		230,000
TOTAL MARKET VALUE		489,523
SOH/AGL Deduction		339,000
ASSESSED VALUE		150,523
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,523
TOTAL JUST VALUE		489,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6410	NEW CONSTR	107,000	10/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0506	1/31/2020	LE	U	I	11	100
GRANTOR: ROWLAND NORMAN & MELA						
GRANTEE: ROWLAND BLAKE & BRI						
0544/0292	5/31/1988	WD	Q	V		11,000
GRANTOR: THOMPSON ALBIN C JR						
GRANTEE: ROWLAND NORMAN & M						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] N20 W20 N4 W8 S4 W8 S8 E4 S12E32$ FOP=[YR=1993] W6 BAS=[YR=1993] W26 FSP=[YR=1993] N6 W19 FGR=[YR=1993] W22 S22E21 N16 E1 N6 $S6 E19 $W20 S16E7 S6 W2 S6 E2S4 E39 N32$ S32 W39 N4 W2 N6 E2N6 W6 S22 E20 STP=[YR=2007] S5 E10 N5 W10$ E31 N38$PTR= N40 FUS=[YR=1993] N13 W11 S4 W17 N4 W11 S13 E4 S6 E4N6 E15 N5 E3 S5 E5S6 E4 N6 E4$ S40$.

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	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1993	1993	3	68	1,414	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520	
3	0830	FLAGSTONE	0	100	12	6	72.00	SF	12.00	12.00	100	1997	1997	3	75	648	

LAND DESCRIPTION

TOTAL OB/XF 3,582

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	000100	C	SFR	100	0002	RS-2	0.00	0.00	0.92	AC		1.00	1.00	1.00	250,000.00	250,000.00	230,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.92 Total Land Value: 230,000 Market: 0 Agricultural: 0 Common: 230,000 PRINTED 08/02/2023 BY SYS