BLOCK 1 LOT 4
IN OR 2039/989
EGAN MEADOWS 1 PB 3/45

PASCUCCI THOMAS D & BONITA
29 NORTH 14TH PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0001-0040

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	13	LVT/LAMNT 100
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

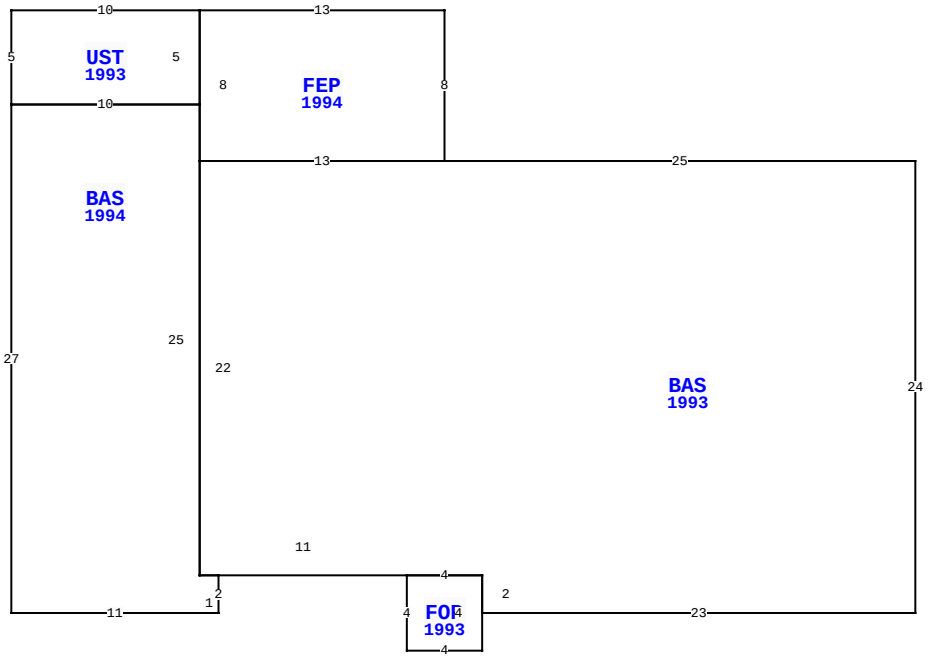
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	882	81,150
BAS	272	100	272	25,026
FEP	104	80	83	7,637
FOP	16	30	5	460
UST	50	45	22	2,024
TOTALS	1,324		1,264	116,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	117.5200	106.06	134,060	1956	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1154 HX Base Yr 2017



29 N 14TH PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,297
TOTAL MARKET OB/XF VALUE		1,612
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		292,909
SOH/AGL Deduction		150,983
ASSESSED VALUE		141,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,926
TOTAL JUST VALUE		292,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110461	ADDITION	3,000	03/31/2011
20110462	REMODEL	760	03/31/2011
20110464	REMODEL	300	03/31/2011
20080166	REPAIR/RRF	5,800	02/06/2008
20061073	XFOB	2,168	05/17/2006
20052374	REMODEL	8,000	08/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2039/0989	4/05/2016	WD	Q	I	01	155,000
GRANTOR: FERIOLI JOHN D & JENN						
GRANTEE: PASCUCCI THOMAS D &						
1552/0667	2/25/2008	WD	Q	I		150,000
GRANTOR: SMITH MELINDA G						
GRANTEE: FERIOLI JOHN D & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FEP=[YR=1994] N8 W13 UST=[YR=1993] W10 S5
BAS=[YR=1994] S27 E11 N2W1 N25 W10$ E10 N5$ S8 E13$ W13 S22
E11 FOP=[YR=1993] S4 E4 N4 W4$ E4 S2 E23 N24$.

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	55	7	385.00	SF	6.50	6.50	100	1956	1956	3	20	501	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1956	1956	3	20	31	
3	0940	SHEDS/PORT	0	100	20	9	180.00	SF	30.00	30.00	100	1990	1990	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,612

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	0006	R-1	75.00	180.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 09/19/2022 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS