BLOCK 1 LOT 6
IN OR 1067/1006
EGAN MEADOWS 1 PB 3/45

GRAVES JAMES A TRUST/GRAVES JAMES A TRUSTEE
C/O DORA G PITTMAN, 37 N 14TH PL
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

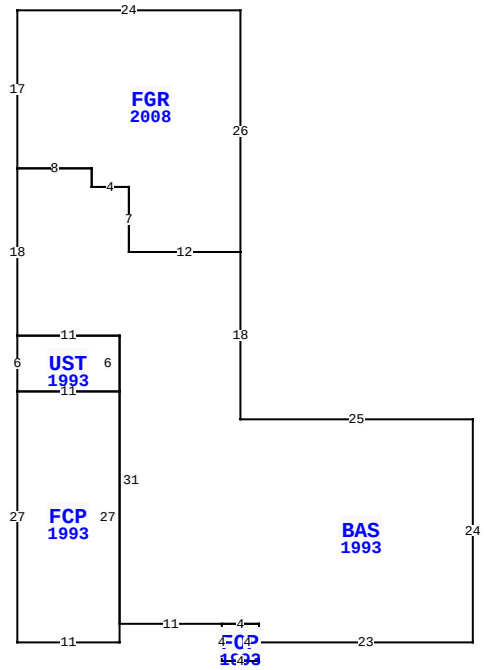
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,315	100	1,315	92,626
FCP	297	25	74	5,212
FGR	524	55	288	20,286
FOP	16	30	5	352
UST	66	45	30	2,113
TOTALS	2,218		1,712	120,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	96.8050	87.37	149,577	1956	1990	0	0	0	19.38	80.62

1 SINGLE FAM – 100% - 2008 Heated Area: 1315 HX Base Yr 2008



37 N 14TH PL, FERNANDINA BEACH

BLD DATE	07/21/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,589
TOTAL MARKET OB/XF VALUE		7,853
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		303,442
SOH/AGL Deduction		230,820
ASSESSED VALUE		72,622
TOTAL EXEMPTION VALUE	HX HB	47,622
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		303,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110399	H/AC	6,500	03/21/2011
20053145	REPAIR/RRF	5,000	12/09/2005
983918	XFOB	800	06/19/1998
6487B	ADDITION	4,000	04/15/1991
1005	H/AC	2,000	12/22/1988
4776	REPAIR/RRF	4,500	04/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/1006	7/10/2002	WD	U	I	01	100
GRANTOR: GRAVES JAMES A						
GRANTEE: GRAVES JAMES A TRUS						
0540/1226	4/14/1988	WD	U	I		11,000
GRANTOR: WALKER RONALD & JUDY						
GRANTEE: GRAVES JAMES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 N18 FGR=[YR=2008] N26 W24 S17 E8 S2 E4 S7 E12 $ W12 N7 W4 N2 W8 S18 UST=[YR=1993] S6 FCP=[YR=1993] S27 E11 N27 W11 $ E11 N6 W11 $ E11 S31 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	52	7	364.00	SF	6.50	6.50	100	1956	1956	3	20	473	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1956	1956	3	20	66	
4	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1991	1991	3	64	166	
5	0810	CONCRETE A	0	100	0	0	567.00	SF	6.50	6.50	100	2001	2001	3	82	3,022	
6	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	100	2008	2008	3	90	1,404	
7	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2008	2008	3	90	562	
8	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2009	2009	3	45	2,160	

LAND DESCRIPTION

TOTAL OB/XF 7,853

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	71.00	180.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 09/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS