BLOCK 2 LOT 2
IN OR 2230/695
EGANS MEADOWS #1 PB 3/45

DOLGANIUC VICTOR
1112 N 14TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0002-0020

BUILDING CHARACTERISTICS

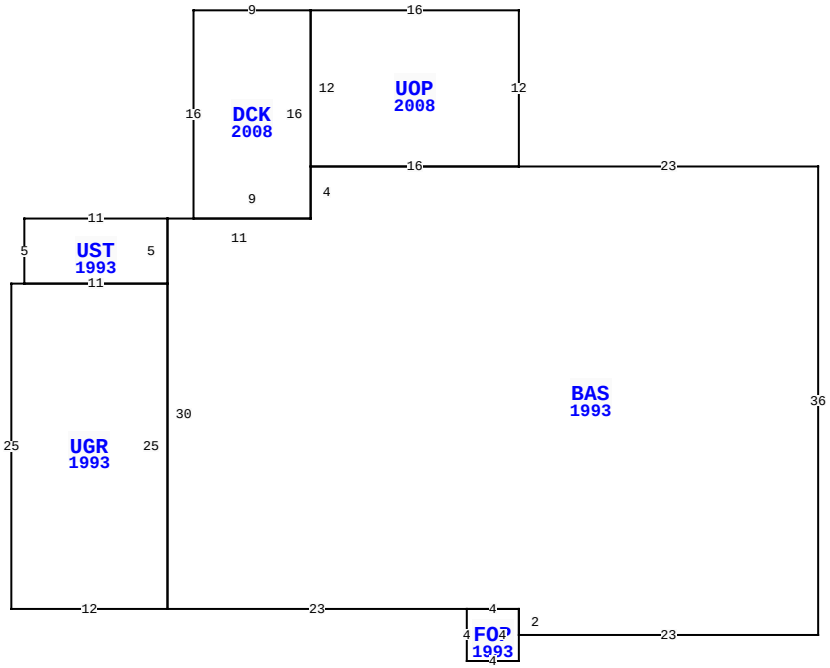
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,702	100	1,702	104,786
DCK	144	10	14	862
FOP	16	30	5	308
UGR	300	45	135	8,312
UOP	192	20	38	2,339
UST	55	45	25	1,539
TOTALS	2,409		1,919	118,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	102.9686	92.93	178,333	1955	1955	0	0	0	33.75	66.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1702 HX Base Yr 2021



1112 N 14TH ST, FERNANDINA BEACH

BLD DATE	07/21/2014 KK	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		118,146
TOTAL MARKET OB/XF VALUE		2,274
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		295,420
SOH/AGL Deduction		139,889
ASSESSED VALUE		155,531
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,531
TOTAL JUST VALUE		295,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080490	OTHER	800	03/26/2008
20071962	REPAIR/RRF	2,300	10/16/2007
20062124	H/AC	2,500	09/15/2006
20010032	REPAIR/RRF	1,000	01/16/2001
6183	REMODEL	2,800	09/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/0695	10/12/2018	WD	Q	I	01	170,000
GRANTOR: ALEXANDER JAMES L						
GRANTEE: DOLGANIUC VICTOR						
0607/0899	9/17/1990	WD	U	I		20,000
GRANTOR: WALKER NORMA GAIL						
GRANTEE: HICKS SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=2008] N12 W16 DCK=[YR=2008] W9 S16 E9 N16$ S12 E16 $ W16 S4 W11 UST=[YR=1993] W11 S5 UGR=[YR=1993] W1 S25 E12 N25 W11$ E11 N5$ S30 E23 FOP=[YR=1993] S4 E4 N4 W4$ E4 S2 E23 N36$.

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	0	0	530.00	SF	6.50	6.50	100	1992	1992	3	66	2,274	

LAND DESCRIPTION

TOTAL OB/XF 2,274

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	80.00	130.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS