BLOCK 2 LOT 11
IN OR 1377/593
EGAN MEADOWS 1 PB 3/45

LANNON GEORGE LEE
30 N 14TH PL
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0002-0110

BUILDING CHARACTERISTICS

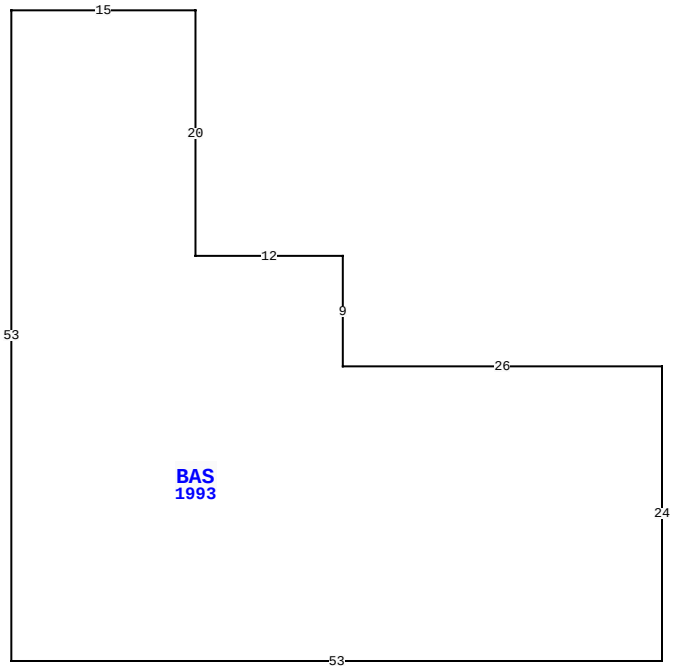
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	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	1,815	100	1,815	142,647
TOTALS	1,815		1,815	142,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	109.2000	98.55	178,868	1956	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1815 HX Base Yr 2019



30 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		142,647
TOTAL MARKET OB/XF VALUE		10,196
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		327,843
SOH/AGL Deduction		177,420
ASSESSED VALUE		150,423
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,423
TOTAL JUST VALUE		327,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8009	REMODEL	10,000	11/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2520/1633	12/01/2021	QC	U	I	11	100
GRANTOR: LANNON RUBYE						
GRANTEE: LANNON GEORGE						
1461/1820	11/21/2006	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: LANNON GEORGE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N9 W12 N20 W15 S53 E53 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
2	0858	SCULP CONC	0	100	55	15	825.00	SF	13.00	13.00	100	1993	1993	3	90	9,653	
4	1243	WD DECK F	0	100	0	0	80.00	SF	8.00	8.00	100	1993	1993	3	20	128	
5	1243	WD DECK F	0	100	7	15	105.00	SF	8.00	8.00	100	1993	1993	3	20	168	
6	0350	CARPORT WD	0	100	16	9	144.00	SF	8.58	8.58	100	1993	1993	3	20	247	

LAND DESCRIPTION

TOTAL OB/XF 10,196

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	159.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS