BLOCK 2 LOT 13
IN OR 1629/928
EGAN MEADOWS 1 PB 3/45

BEAN DANA L
40 NORTH 14TH PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0002-0130

BUILDING CHARACTERISTICS

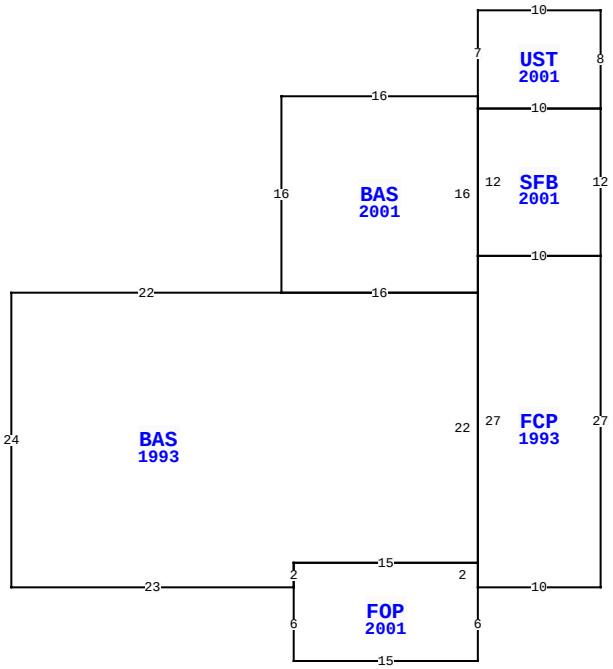
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	27	PREFIN MTL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	68,987
BAS	256	100	256	20,023
FCP	270	25	68	5,318
FOP	120	30	36	2,816
SFB	120	80	96	7,509
UST	80	45	36	2,816
TOTALS	1,728		1,374	107,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,374	111.9040	100.99	138,760	1956	1970	0	0	0	22.55	77.45

1 SINGLE FAM – 100% - 2005 Heated Area: 1234 HX Base Yr 2005



40 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		122,463
TOTAL MARKET OB/XF VALUE		8,984
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		306,447
SOH/AGL Deduction		173,417
ASSESSED VALUE		133,030
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,030
TOTAL JUST VALUE		306,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200620	GARAGE	0	11/01/2020
20090926	H/AC	0	07/15/2009
20004427	XFOB	1,000	11/30/2000
2001908	REMODEL	15,000	01/07/2000
10128-B	REPAIR/RRF	1,200	11/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1629/0928	6/17/2009	QC	U	I	11	100
GRANTOR: DIETZ KARL						
GRANTEE: BEAN DANA L						
1270/0278	11/01/2004	WD	Q	I		197,000
GRANTOR: STIVERS KENNETH R & B						
GRANTEE: BEAN DANA L & KARL						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2001] W10 S7 BAS=[YR=2001] W16 S16 BAS=[YR=1993] W22 S24 E23 FOP=[YR=2001] S6 E15 N6 FCP=[YR=1993] E10 N27 SFB=[YR=2001] N12 W10 S12 E10 $ W10 S27 $ N2 W15 S2 $ N2 E15 N22 W16 $ E16 N16 $ S1 E10 N8 $.

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	0810	CONCRETE A	0	100	17	7	119.00	SF	6.50	6.50	100	1981	1981	3	38	294	
3	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1993	1993	3	68	1,061	
4	0810	CONCRETE A	0	100	105	8	840.00	SF	6.50	6.50	100	2001	2001	3	82	4,477	
5	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2001	2001	3	82	352	
6	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2001	2001	3	82	480	
7	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	
8	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2003	2003	3	64	1,720	

LAND DESCRIPTION

TOTAL OB/XF 8,984

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	96.00	135.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS

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IN OR 1629/928
EGAN MEADOWS 1 PB 3/45

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FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0002-0130

BUILDING CHARACTERISTICS

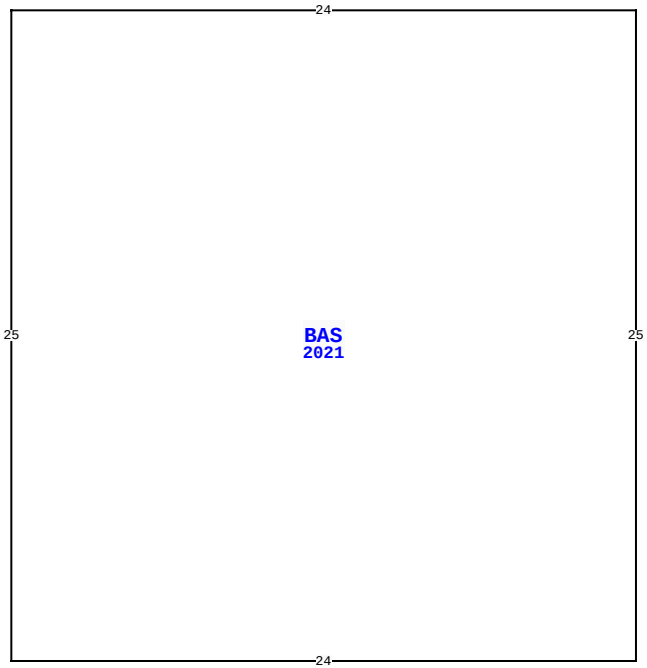
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	600	100	600	14,993
TOTALS	600		600	14,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	72.1050	25.24	15,144	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2005 Heated Area: 600 HX Base Yr 2005



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1270/0278	11/01/2004	WD	Q	I		197,000
GRANTOR: STIVERS KENNETH R & B						
GRANTEE: BEAN DANA L & KARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S25 E24 N25$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS