UNIT 5
PT OR 865/1780
2ND AMENDMENT OR 680/257 &

WILSON TERESA W/
1896 SOUTH 14TH STREET #5
FERNANDINA BEACH, FL 32034

2023

00-00-31-142P-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	OFFICE	OFFICE 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03

DOR CODE	0417 CONDO OFFICE
MAP NUM	
MKT AREA	01
NEIGHBORHOOD/LOC	2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1427100		0				1989	1989	100	100	0		

1 CONDO – 0% - 0 SQFT=2503 HX Base Yr

1896 S 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	377,953
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	377,953
SOH/AGL Deduction	23,603
ASSESSED VALUE	354,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,350
TOTAL JUST VALUE	377,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173673	REPAIR/RRF	5,930	11/21/2017
20111502	OTHER	600	08/31/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0865/1780	2/04/1999	WD	Q	I		295,000
GRANTOR: SNOW WILLIAM A III						
GRANTEE: WILSON TERESA W						
0772/1801	10/03/1996	WD	U	I	09	380,000
GRANTOR: ISLAND PROFESSIONAL P						
GRANTEE: SNOW WILLIAM A III						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS