LOT 7 & E1/2 OF LOT 6
IN OR 1675/1942
OAK GROVE PLACE PB 3/2

FORNS LAWRENCE E
103 S 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1480-0007-0000

BUILDING CHARACTERISTICS

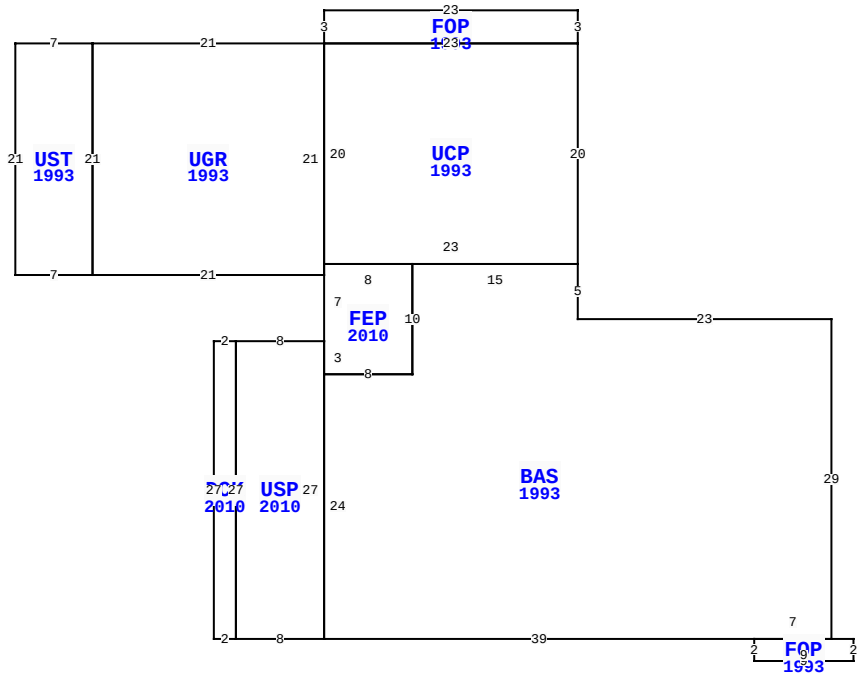
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100	1,369	114,932
DCK	54	10	5	420
FEP	80	80	64	5,373
FOP	18	30	5	420
FOP	69	30	21	1,763
UCP	460	20	92	7,724
UGR	441	45	198	16,623
USP	216	30	65	5,457
UST	147	45	66	5,541
TOTALS	2,854		1,885	158,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,885	109.7600	99.06	186,728	1932	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2009 Heated Area: 1369 HX Base Yr 2009



103 S 14TH ST, 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		158,252
TOTAL MARKET OB/XF VALUE		4,718
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		327,970
SOH/AGL Deduction		192,718
ASSESSED VALUE		135,252
TOTAL EXEMPTION VALUE	HX HB DX SX	105,000
BASE TAXABLE VALUE		30,252
TOTAL JUST VALUE		327,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120485	METAL ROOF	5,500	03/22/2012
20042086	WOOD FENCE	1,000	11/08/2004
984085	WOOD FENCE	200	08/19/1998
10578B	REPAIR/RRF	1,500	06/27/1997
6869	REPAIR/RRF	3,600	01/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1675/1942	4/23/2010	QC	U	I	11	100
GRANTOR: MIXON JEWEL (FORNS)						
GRANTEE: FORNS LAWRENCE E						
1453/0032	10/18/2006	WD	U	I	01	100
GRANTOR: FORNS LAWRENCE E						
GRANTEE: FORNS LAWRENCE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N5 UCP=[YR=1993] N20 FOP=[YR=1993] N3 W23 S3 E23 $ W23 UGR=[YR=1993] W21 UST=[YR=1993] W7 S21 E7 N21 $ S21 E21 N21 $ S20 E23 $ W15 FEP=[YR=2010] W8 S7USP=[YR=2010] W8 DCK=[YR=2010] W2S27E2N27$ S27E8N27$ S3 E8 N10 $ S10 W8 S24 E39 FOP=[YR=1993] S2 E9 N2 W9 $ E7 N29 $.

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	20	55	1,100.00	SF	6.50	6.50	100	1970	1970	3	22	1,573	
2	0810	CONCRETE A	0	100	3	66	198.00	SF	6.50	6.50	100	1970	1970	3	22	283	
3	0810	CONCRETE A	0	100	15	20	300.00	SF	6.50	6.50	100	1932	1932	3	20	390	
5	0351	CARPORT MT	0	100	12	59	708.00	SF	10.00	10.00	100	1998	1998	3	20	1,416	
6	0810	CONCRETE A	0	100	0	0	153.00	SF	6.50	6.50	100	1998	1998	3	77	766	
7	0825	BRICK	0	100	5	8	40.00	SF	12.50	12.50	100	1970	1970	3	58	290	

LAND DESCRIPTION

TOTAL OB/XF 4,718

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	0003	R-2	100.00	90.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00	165,000							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/02/2023 BY SYS