LOT 16
IN OR 1957/1311
PHOENIX WALK PB 5/55

WALDRON MARGARET K &/MILLER MARY B
14 ZACHARY CT
FERNANDINA BEACH, FL 32034-4336

2023

00-00-31-1635-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

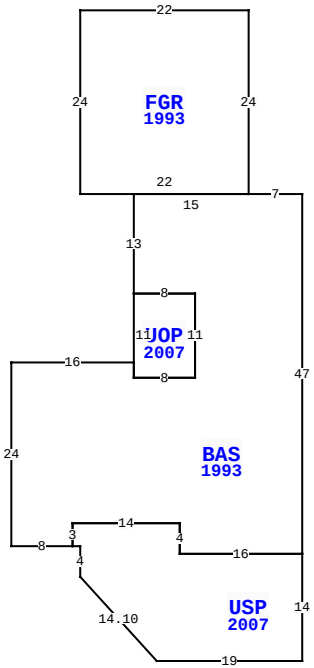
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1074.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1,282	144,621
FGR	528	55	290	32,714
UOP	88	20	18	2,031
USP	406	30	122	13,763
TOTALS	2,304		1,712	193,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	1,712	163.8420	139.27	238,430	1984	1984	0	0	0	19.00	81.00

1 SFR PATIO – 100% - 1996 Heated Area: 1282 HX Base Yr 1996



14 ZACHARY CT, 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		193,128
TOTAL MARKET OB/XF VALUE		6,532
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		399,660
SOH/AGL Deduction		240,009
ASSESSED VALUE		159,651
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		104,651
TOTAL JUST VALUE		399,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1957/1311	1/12/2015	QC	U	I	11	100
GRANTOR: WALDRON MARGARET K						
GRANTEE: WALDRON MARGARET K						
0677/1150	3/25/1993	WD	U	I	01	100
GRANTOR: WALDRON & KIEFER						
GRANTEE: WALDRON & KIEFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FGR=[YR=1993] N24 W22 S24 E22$ W15 S13
UOP=[YR=2007] S11 E8 N11 W8$ E8 S11 W8 N2 W16 S24 E8
USP=[YR=2007] E1 S4 R10 D11 E19 N14 W16 N4 W14 S3$ N3 E14 S4 E16 N47$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0801	ASPHALT A	0	100	0	0	63.00	SF	3.00	3.00	100	1984	1984	3	50	95	
3	0845	KOOL DECK	0	100	0	0	318.00	SF	7.25	7.25	100	2002	2002	3	83	1,914	
4	0855	CONC PAVER	0	100	0	0	271.00	SF	10.00	10.00	100	2002	2002	3	83	2,249	
5	1126	CB/STC 8"	0	100	0	0	65.00	SF	8.00	8.00	100	1984	1984	3	47	244	

LAND DESCRIPTION

TOTAL OB/XF 6,532

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			39.00	109.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 04/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS