LOTS 7 & S2 FT OF 8
SORENSEN TERRACE REPLAT
PB 2/59

MURRAY TREY C & KAELEEN T
110 N 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1690-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	05	CORG ASB 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

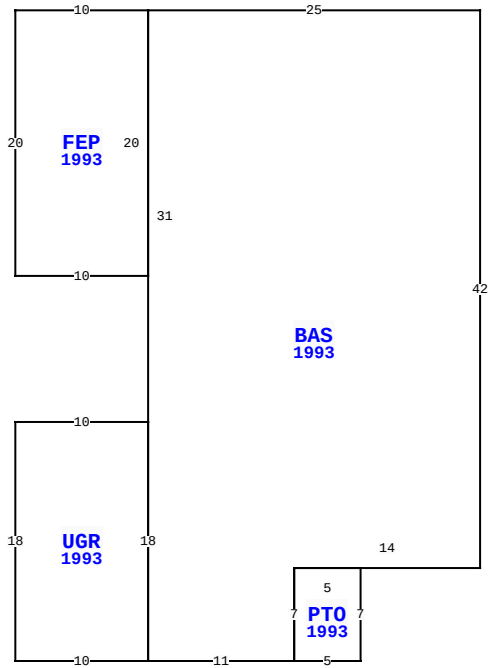
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,127	100	1,127	80,922
FEP	200	80	160	11,489
PTO	35	5	2	144
UGR	180	45	81	5,816
TOTALS	1,542		1,370	98,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,370	104.0000	93.86	128,588	1947	1990	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1127 HX Base Yr 2022



110 N 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		98,370
TOTAL MARKET OB/XF VALUE		3,749
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		277,119
SOH/AGL Deduction		44,752
ASSESSED VALUE		232,367
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,367
TOTAL JUST VALUE		277,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120641	12 WINDOWS REPLAC	7,223	04/13/2012
20101737	42" FENCE	750	10/08/2010
20071569	RE-ROOF	2,000	08/23/2007
20052612	H/AC	2,000	09/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2509/0144	9/30/2021	WD	U	I	30	240,000
GRANTOR: MURRAY PATRICIA L						
GRANTEE: MURRAY TREY C & KAE						
2276/0037	5/21/2019	LE	U	I	11	100
GRANTOR: MURRAY PATRICIA L						
GRANTEE: MURRAY TREY & LAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FEP=[YR=1993] W10 S20 E10 N20$ S31
UGR=[YR=1993] W10 S18 E10 N18$ S18 E11 PTO=[YR=1993] E5 N7 W5 S7$ N7 E14 N42$.

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	35	10	350.00	SF	6.50	6.50	100	1980	1980	3	35	796	
2	0810	CONCRETE A	0	100	0	0	165.00	SF	6.50	6.50	100	1980	1980	3	35	375	
3	1242	WD DECK A	0	100	12	31	372.00	SF	10.00	10.00	100	2003	2003	3	22	818	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 3,749

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-1	63.00	100.00	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