LOT N 4 FT OF 8
ALL OF LOTS 9,10, & 11 & W
20 FT OF N 65 FT OF LOT 17

QUATTLEBAUM KENNETH E & SHERRY
1922 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1690-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

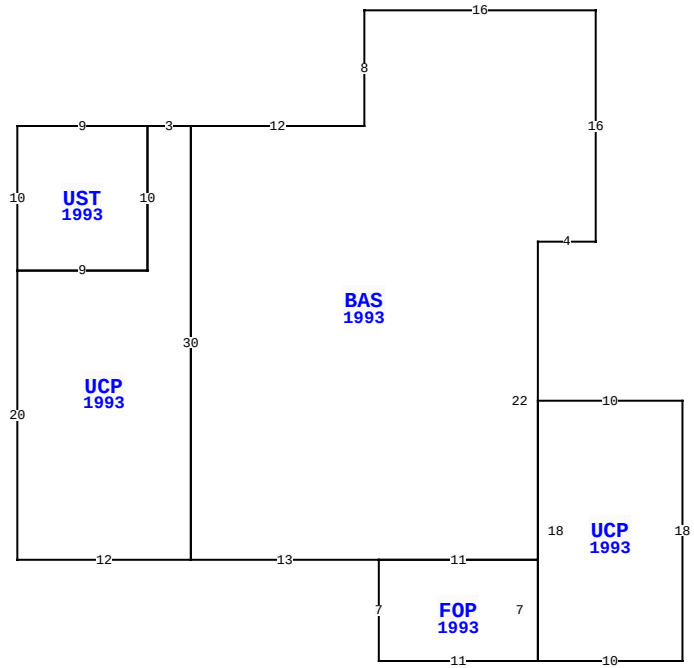
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	880	100	880	73,401
FOP	77	30	23	1,919
UCP	180	20	36	3,003
UCP	270	20	54	4,504
UST	90	45	40	3,337
TOTALS	1,497		1,033	86,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,033	115.8840	104.59	108,041	1948	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 0 Heated Area: 880 HX Base Yr



114 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	86,163
TOTAL MARKET OB/XF VALUE	1,528
TOTAL LAND VALUE - MARKET	281,250
TOTAL MARKET VALUE	368,941
SOH/AGL Deduction	156,578
ASSESSED VALUE	212,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,363
TOTAL JUST VALUE	368,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071823	REPAIR/RRF	4,000	09/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0140/0152	1/01/1973	WD	Q	I		11,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S8 W12 UCP=[YR=1993] W3 UST=[YR=1993] W9 S10 E9N10$ S10 W9 S20 E12 N30 $ S30 E13 FOP=[YR=1993] S7 E11 UCP=[YR=1993] E10 N18 W10S18$ N7W11$ E11 N22 E4 N16$.

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	0	0	0	510.00	SF	6.50	6.50	100	1960	1960	3	20	663	
2	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	1980	1980	3	35	865	

LAND DESCRIPTION

TOTAL OB/XF 1,528

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	0	0003	R-1	165.00	120.00	1.00	LT		1.00	1.00	1.25	225,000.00	281,250.00	281,250							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 08/02/2023 BY SYS