

BLK 237 LOT 8, FRACL LOT 7 &
& PT LOT 3 OF CITY OF FDNA
BEACH S/D OF SEC 24-3N-28E UNR

JOHNSON STEVE
1505 S 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0237-0071



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 2										
Exterior Wall	10	ABOVE AVG 80	2704	04	1,544	43.5488	44.20	68,245	1998	1998	0	0	0	31.00	69.00	VALUATION BY DIRECT_CAP									
Exterior Wall	16	WD FR STUC 20	2 VEH SALE/R - 0% - 0													Heated Area: 1500 HX Base Yr									
Roof Structur	04	WOOD TRUSS 100														Tax Group: 2 Tax Dist:									
Roof Cover	03	COMP SHNGL 60														BUILDING MARKET VALUE									
Roof Cover	02	ROLL COMP 40														TOTAL MARKET OB/XF VALUE									
Interior Wall	01	MINIMUM 100														TOTAL LAND VALUE - MARKET									
Interior Floo	03	CONC FINSH 100														TOTAL MARKET VALUE									
Ceiling	04	NONE 100														SOH/AGL Deduction									
Air Condition	01	NONE 100														ASSESSED VALUE									
Heating Type	01	NONE 100														TOTAL EXEMPTION VALUE									
Fixtures	0	100														BASE TAXABLE VALUE									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE									
Common Wall	61	100	NCON VALUE																						
Story Height	14	100	INCOME VALUE																						
RMS	2	100	PREVIOUS YEAR MKT VALUE																						
Stories	1.	1. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	2700	VEH SALE/REPAIR																							
MAP NUM		MKT AREA	01																						
NEIGHBORHOOD/LOC	2002.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	900	100	900	27,448																					
BAS	600	100	600	18,299																					
CAN	56	30	17	518																					
CAN	90	30	27	823																					
TOTALS	1,646		1,544	47,089																					
EXTRA FEATURES					1505 S 14TH ST, FERNANDINA BEACH																				
L N	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	0803	ASPHALT C	0	0	0			7,100.00	SF 2.00	2.00	100	1980	1980	3	50	7,100									
2	0810	CONCRETE A	0	0	8 17			136.00	SF 6.50	6.50	100	1980	1980	3	35	309									
3	0811	CONCRETE B	0	0	64 9			576.00	SF 5.20	5.20	100	1980	1980	3	35	1,048									
4	0811	CONCRETE B	0	0	24 30			720.00	SF 5.20	5.20	100	1980	1980	3	35	1,310									
9	0811	CONCRETE B	0	0	20 27			540.00	SF 5.20	5.20	100	1980	1980	3	35	983									
10	0812	CONCRETE C	0	0	0 0			3,343.00	SF 4.00	4.00	100	1980	1980	3	35	4,680									
11	0810	CONCRETE A	0	0	5 9			45.00	SF 6.50	6.50	100	1993	1993	3	68	199									
12	0811	CONCRETE B	0	0	61 13			793.00	SF 5.20	5.20	100	1993	1993	3	68	2,804									
13	0810	CONCRETE A	0	0	8 20			160.00	SF 6.50	6.50	100	1993	1993	3	68	707									
14	0978	SECURTY LT	0	0	0 0			2.00	UT 450.00	450.00	100	1993	1993	3	36	324									
LAND DESCRIPTION					TOTAL OB/XF 19,464																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	002700	C	AUTO SALES	0	0003	C-2	200.00	230.00	56,454.91	SF		1.00	1.00	1.00	10.50	10.50	592,777								
REVIEW DATE 04/25/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																									

JOHNSON STEVE
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FERNANDINA BEACH, FL 32034

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BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall25MOD METAL 80

Exterior Wall15CONC BLOCK 20

Roof Structure10STEEL FRME 100

Roof Cover12MODULAR MT 100

Interior Wall04PLYWOOD 100

Interior Floor03CONC FINSH 100

Ceiling04NONE 100

Air Condition02WINDOW 100

Heating Type Fixtures Frame03FORCED AIR 100
2 100

05STEEL 100

Story Height RMS11 100
1 100

Stories Units Occupancy1.1. 100
0 100

00NONE 100

Quality03Quality Level 03

DOR CODE2700VEH SALE/REPAIR

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC2002.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,4001002,400112,891

BAS30010030014,111

MARKEADJUSTMENTS

TYPEDMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2704042,70079.905381.10218,9701993199300042.0058.00

3 VEH SALE/R - 0% - 0

Heated Area: 2700

HX Base Yr

Diagram showing two areas labeled BAS 2006 and BAS 1993.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYDIRECT_CAP

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE0

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET0

TOTAL MARKET VALUE595,467

SOH/AGL Deduction96,619

ASSESSED VALUE498,848

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE498,848

TOTAL JUST VALUE595,467

NCON VALUE0

INCOME VALUE595,467

PREVIOUS YEAR MKT VALUE595,457

PERMIT NUMDESCRIPTIONAMTISSUED

0674XF0B5,00012/01/1993

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE

0746/171812/20/1995WDQV110,000

GRANTOR: TRIANGLE INVESTMENT L

GRANTEE: JOHNSON STEPHEN C

0605/06808/24/1990WDQV110,000

GRANTOR: JOHNSON GLORIA & R

GRANTEE: JOHNSON STEVE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=2006] N10 W30 S10 E30\$ W30 S40 E60 N40\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

156001ROLLUP DR00004.00UT400.00400.0010019931993320320

160803ASPHALT C00002,440.00SF2.002.00100199519953502,440

170810CONCRETE A00209180.00SF6.506.5010019951995372842

180811CONCRETE B002030600.00SF5.205.20100199819983772,402

196001ROLLUP DR00002.00UT400.00400.0010019951995320160

200423CL FNC 5'0000225.00LF8.228.2210019951995339721

210431CL FNC 8B000092.00LF12.5012.5010019951995339449

220467FNC GT 25'00001.00UT875.00875.0010019951995339341

230446BOX FNC 6'0000257.00LF24.0024.00100200220023211,295

240431CL FNC 8B000031.00LF12.5012.5010020022002361236

LAND DESCRIPTIONTOTAL OB/XF9,206

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE04/25/2019BYKKTotal Acres: 0.00Total Land Value: 0Market: 0Agricultural: 0Common: 0PRINTED 08/02/2023 BY SYS

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& PT LOT 3 OF CITY OF FDNA
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2023

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	14	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03
DOR CODE 2700 VEH SALE/REPAIR

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	94,859
CAN	276	30	83	4,374
PTO	300	5	15	791
SDA	1,800	110	1,980	104,345

TOTALS	4,176		3,878	204,369
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EXTRA FEATURES

L N	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
25	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	100	2002	2002	3	61	534	
26	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	100	2002	2002	3	21	336	
27	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	100	2005	2005	3	69	2,146	
28	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	100	2005	2005	3	69	690	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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REVIEW DATE 04/25/2019 BY KK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2704	04	3,878	82.4103	83.65	324,395	1995	1995	0	0	0	37.00	63.00	

4 VEH SALE/R - 0% - 0

Heated Area: 3600

HX Base Yr

60

30

BAS

1995

30

60

30

60

SDA

1995

30

60

3

4

63

CAN

1995

60

5

P10

1995

5

60

BLD DATE	04/25/2019	KK	LGL DATE	
XF DATE	04/25/2019	KK	LAND DATE	04/25/2019

KK