BLOCK 241 LOT 100 &
S1/2 OF LOT 101 (S-2)
IN OR 1242/746

DOMBKOWSKI BRUCE E & DEBRA G
527 S 14TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0241-1000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

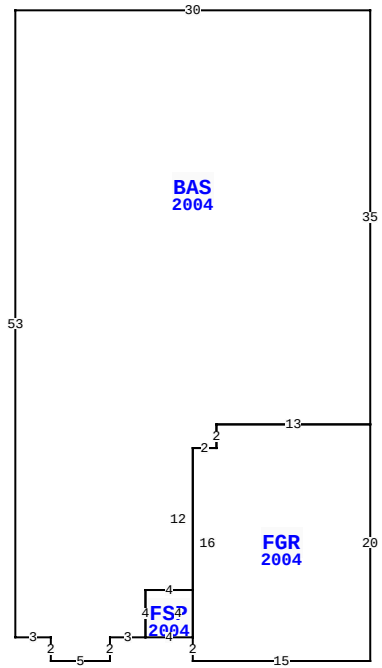
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,318	100	1,318	149,974
FGR	296	55	163	18,548
FSP	16	40	6	683
TOTALS	1,630		1,487	169,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,487	130.9068	124.36	184,923	2004	2004	0	0	0	8.50	91.50

1 TOWNHOUSE - 100% - 2005 Heated Area: 1318 HX Base Yr 2005



527 S 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		169,205
TOTAL MARKET OB/XF VALUE		7,469
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		251,674
SOH/AGL Deduction		136,850
ASSESSED VALUE		114,824
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		14,824
TOTAL JUST VALUE		251,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041052	XFOB	1,000	06/09/2004
20034049	NEW CONSTR	95,000	10/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/0746	6/30/2004	WD	Q	I		142,500
GRANTOR: WINDWARD CONSTRUCTION						
GRANTEE: DOMBKOWSKI BRUCE E						
1112/1404	2/07/2003	WD	U	V	09	40,000
GRANTOR: SUTTON BYROM E						
GRANTEE: WINDWARD CONSTRUCTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W30 S53 E3 S2 E5 N2 E3 FSP=[YR=2004] E4
FGR=[YR=2004] S2 E15 N20 W13 S2 W2 S16$ N4 W4 S4$ N4 E4 N12
E2 N2 E13 N35$.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240	
2	0810	CONCRETE A	0	100	0	0	1,100.00	SF	6.50	6.50	100	2004	2004	3	86	6,149	
3	1242	WD DECK A	0	100	0	0	450.00	SF	10.00	10.00	100	2004	2004	3	24	1,080	

LAND DESCRIPTION

TOTAL OB/XF 7,469

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		R-2	37.00	100.00	37.50	FF		1.00	1.00	1.00	2,000.00	2,000.00	75,000							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS