



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 1										
Exterior Wall	10	ABOVE AVG 100	0900	12	1,720	221.9500	263.57	453,340	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 1494									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Quality			05	Quality Level 05																					
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	589	100	589	155,243																					
FGR	380	55	209	55,086																					
FOP	36	30	11	2,899																					
FUS	905	100	905	238,531																					
STR	64	10	6	1,581																					
TOTALS			1,974	1,720	453,340																				
EXTRA FEATURES			413 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	0855	CONC PAVER	0 100	0	0	930.00	SF	10.00	10.00	100	2022	2022	3	100	9,300										
3	0855	CONC PAVER	1 100	0	0	304.00	SF	10.00	10.00	100	2023	2022		100	3,040										
4	1076	TRELLIS A	1 100	16	12	192.00	SF	7.50	7.50	100	2023	2022		100	1,440										
5	0476	VF 6 SBPL	1 100	0	0	51.00	LF	32.00	32.00	100	2023	2022		100	1,632										
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	
1	000100	C	SFR	100		R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	50,000								
REVIEW DATE 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																									

VALUATION BY

Tax Group: 2

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

Tax Dist:

453,340

15,412

50,000

518,752

0

518,752

HX HB VX

463,752

518,752

455,708

40,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20211181

NEW CONSTR

0

03/24/2021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2582/0172

8/01/2022

WD Q

I

01

629,000

GRANTOR: RIVER GREEN ESTATES L

GRANTEE: WHITING RICHARD GIL

2333/0395

1/21/2020

WD Q

V

05

150,000

GRANTOR: CURNUTTE WILLIAM D &

GRANTEE: RIVER GREEN ESTATES

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W19 S20 BAS=[YR=2022] S31 E1 FOP=[YR=2022] S2 E18 N2 W18\$ E18 N31 W19\$ E19 N20\$ PTR=E15 FUS=[YR=2022] E19 S29 STR=[YR=2022] S6 W4 N2 W10 N4 E14\$ W14 S4 E10 S2 E4 S16 W19 N51\$ W15\$.