



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	07	ASB SHNGLE 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	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
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	02	Quality Level 02		
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	01
NEIGHBORHOOD/LOC		1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100	1,346	83,549
FOP	12	30	4	249
STR	12	10	1	62
TOTALS	1,370		1,351	83,859

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,351	89.9080	81.14	109,620	1949	1990		0	23.50	76.50
1 SINGLE FAM - 100% - 2001 Heated Area: 1346 HX Base Yr 2001											
127 N 14TH ST, FERNANDINA BEACH											
BLD DATE 02/04/2015				KK				LGL DATE			
XF DATE								LAND DATE			
INC DATE								AG DATE			

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					83,859				
TOTAL MARKET OB/XF VALUE					4,416				
TOTAL LAND VALUE - MARKET					187,500				
TOTAL MARKET VALUE					275,775				
SOH/AGL Deduction					167,603				
ASSESSED VALUE					108,172				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					58,172				
TOTAL JUST VALUE					275,775				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					273,950				