BLOCK 245 E 100 FT OF
S1/2 OF LOT 7
IN OR 2381/1804

STEGER LEE T
311 N 14TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0245-0071

BUILDING CHARACTERISTICS

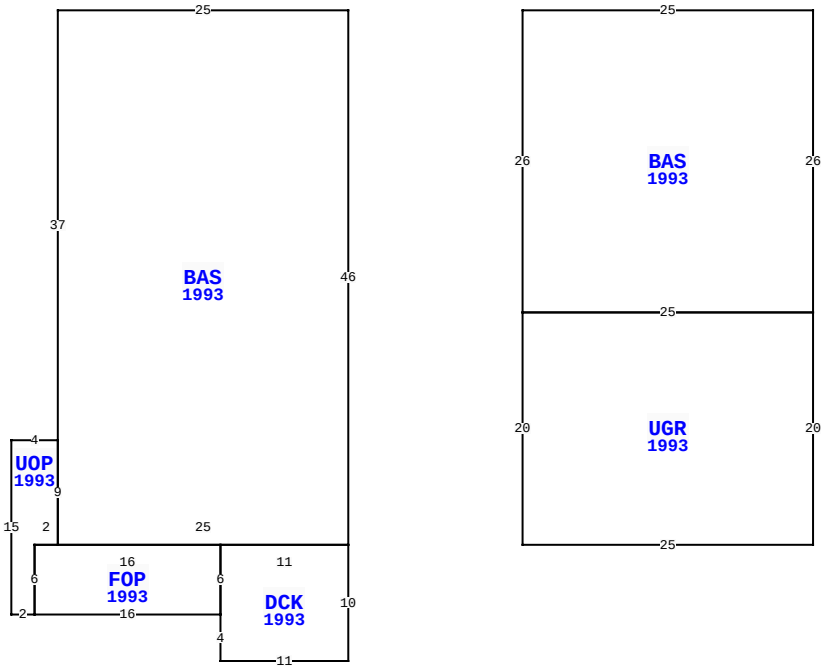
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	650	100	650	65,755
BAS	1,150	100	1,150	116,335
DCK	110	10	11	1,113
FOP	96	30	29	2,934
UGR	500	45	225	22,761
UOP	48	20	10	1,012
TOTALS	2,554		2,075	209,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	125.7732	113.51	235,533	1975	2000	0	0	0	10.88	89.12

1 SINGLE FAM – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



311 N 14TH ST, FERNANDINA BEACH

BLD DATE		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		209,907
TOTAL MARKET OB/XF VALUE		3,843
TOTAL LAND VALUE - MARKET		157,500
TOTAL MARKET VALUE		371,250
SOH/AGL Deduction		98,031
ASSESSED VALUE		273,219
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,219
TOTAL JUST VALUE		371,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131152	ROOF	5,300	05/23/2013
5922	REPAIR/RRF	1,800	04/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2381/1804	7/31/2020	WD	Q	I	01	345,000
GRANTOR: KELLY MADELINE						
GRANTEE: STEGER LEE T						
2136/0740	7/28/2017	WD	Q	I	02	280,000
GRANTOR: GILMORE RICHARD						
GRANTEE: KELLY MADELINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S37 UOP=[YR=1993] W4 S15 E2 FOP=[YR=1993] E16 DCK=[YR=1993] S4 E11 N10 W11 S6$ N6 W16 S6$ N6 E2 N9$ S9 E25 N46$ PTR=E15 BAS=[YR=1993] E25 S26 UGR=[YR=1993] S20 W25 N20 E25$ W25 N26$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,501.00	SF	4.00	4.00	100	1991	1991	3	64	3,843	

LAND DESCRIPTION

TOTAL OB/XF 3,843

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	0006	R-2	86.00	100.00	1.00	LT		1.00	1.00	0.90	175,000.00	157,500.00	157,500							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/02/2023 BY SYS