

BLOCK 245 SUB C & D OF LOT 8
IN OR 1739/526
REPLAT OF BLOCK 245 PB 2/54

FERGUSON JAMES C
231 N 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0245-08C0



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 2										
Exterior Wall	12	CEDAR 100	0100	01	1,449	115.4400	104.18	150,957	1950	1970	0	0	26.00	74.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2012													Heated Area: 1345									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2012									
Interior Wall	05	DRYWALL 100																							
Interior Floo	09	PINE WOOD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	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			03	Quality Level 03																					
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	1,345	100	1,345	103,690																					
FOP	84	30	25	1,928																					
UBM	156	20	31	2,390																					
UOP	238	20	48	3,701																					
TOTALS			1,823	1,449	111,708																				
EXTRA FEATURES			231 N 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	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	1975	1975	3	27	470									
2	0810	CONCRETE A	0	100	19	11	209.00	SF	6.50	6.50	100	1980	1980	3	35	475									
TOTAL OB/XF 945																									
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								
1	000100	C	SFR	100	0006	R-2	86.00	200.00	1.00	LT		1.00	1.00	1.40	175,000.00	245,000.00	245,000								
REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1739/0526	5/18/2011	WD	U	I	30	50,000

GRANTOR: FERGUSON JAMES B & EL
GRANTEE: FERGUSON JAMES C
0737/0485 8/23/1995 WD Q I 60,000
GRANTOR: STOKES RICHARD P & VI
GRANTEE: FERGUSON JAMES B &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N8 W14 S7 W10 S5 E14 S2 E10 N6\$ S6 W10 N2 W27 S30 E13 FOP=[YR=1993] S7 E12 N7 W12\$ E12N6 R5 U2 E7 S2 E13 N9 W3 N6 E3 N13\$ PTR=E15 UBM=[YR=1994] E12 S13 W12 N13\$ W15\$.