BLOCK 245 SUB D OF LOT 9
IN OR 2177/1877
REPLAT OF BLOCK 245 PB 2/54

THORNTON LAYTON S
217 N 14TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0245-09D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

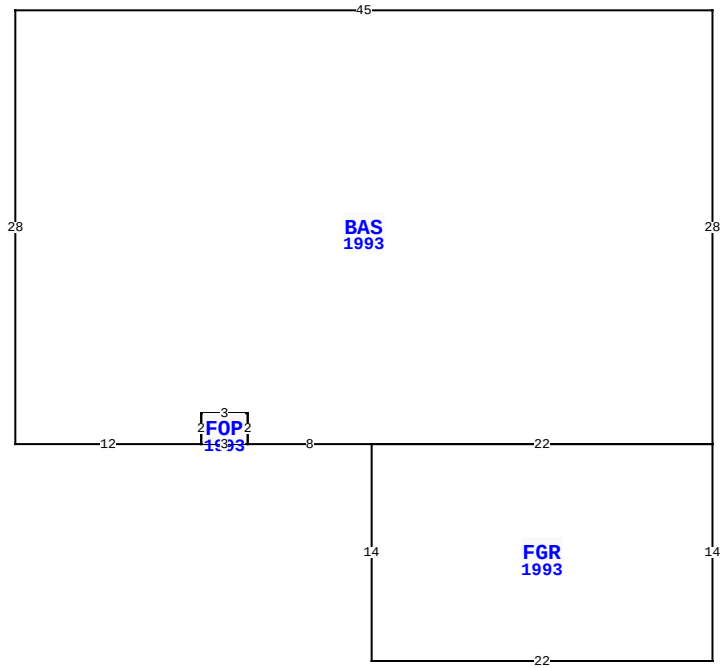
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1,254	106,550
FGR	308	55	169	14,360
FOP	6	30	2	170
TOTALS	1,568		1,425	121,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,425	114.8160	103.62	147,658	1983	1983	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1254 HX Base Yr 2023



217 N 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		121,080
TOTAL MARKET OB/XF VALUE		8,749
TOTAL LAND VALUE - MARKET		157,500
TOTAL MARKET VALUE		287,329
SOH/AGL Deduction		0
ASSESSED VALUE		287,329
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,329
TOTAL JUST VALUE		287,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/1877	2/15/2018	WD	Q	I	01	185,000
GRANTOR: SEABROOKE GREGORY L &						
GRANTEE: THORNTON LAYTON S						
0841/1168	7/20/1998	WD	Q	I		75,000
GRANTOR: HANS WANDA B						
GRANTEE: SEABROOKE GREGORY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S28 E12 FOP=[YR=1993] E3 N2 W3S2$ N2 E3 S2 E8 FGR=[YR=1993] S14 E22 N14 W22$ E22 N28$.

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	0810	CONCRETE A	0	100	0	0	750.00	SF	6.50	6.50	100	1983	1983	3	44	2,145	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
3	0810	CONCRETE A	0	100	0	0	1,520.00	SF	6.50	6.50	100	1984	1984	3	47	4,644	

LAND DESCRIPTION

TOTAL OB/XF 8,749

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