

BLK 254 N'LY 75 FT OF W'LY  
100 FT OF LOT 3  
CITY OF FDNA BEACH

BOWYER TONIE T  
1102 N 14TH ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0254-0031



| BUILDING CHARACTERISTICS |    |
|--------------------------|----|
| ELEMENT                  | CD |
| Exterior Wall            | 05 |
| Roof Structur            | 03 |
| Roof Cover               | 12 |
| Interior Wall            | 05 |
| Interior Floo            | 14 |
| Interior Floo            | 12 |
| Air Condition            | 03 |
| Heating Type             | 04 |
| Bedrooms                 | 3  |
| Bathrooms                | 2  |
| Frame                    | 02 |
| Stories                  | 1. |
| Units                    | 0  |
| BUD8 Adjustme            | 02 |
| Occupancy                | 00 |

|          |      |
|----------|------|
| Quality  | 03   |
| DOR CODE | 0100 |

|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00  |    |

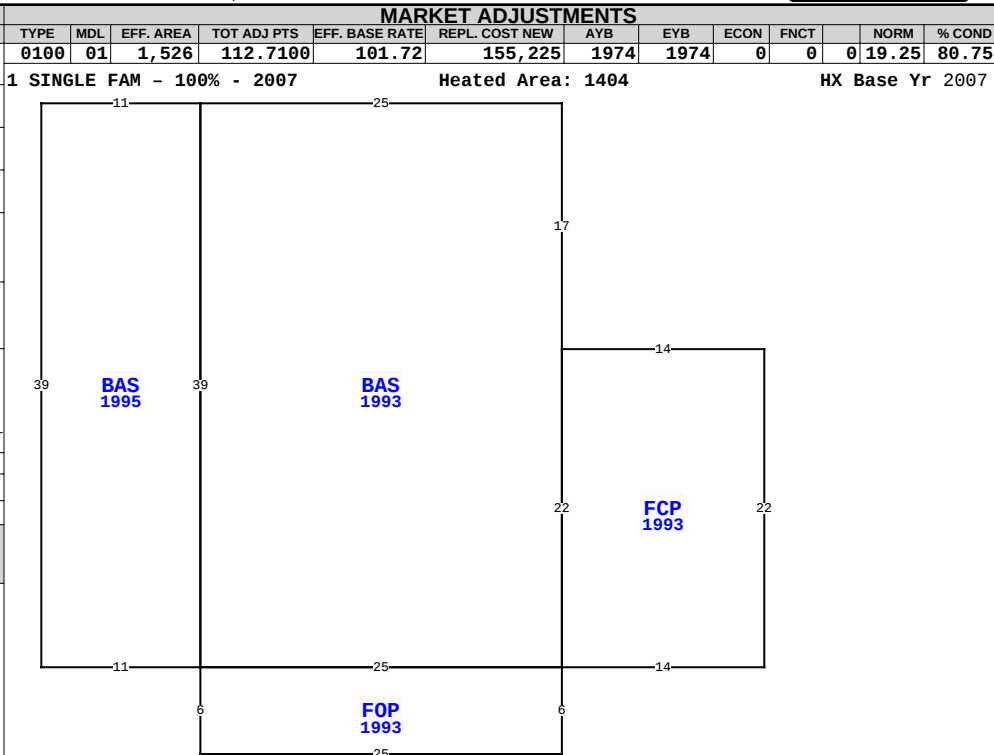
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 975              | 100         | 975          | 80,085               |
| BAS       | 429              | 100         | 429          | 35,238               |
| FCP       | 308              | 25          | 77           | 6,324                |
| FOP       | 150              | 30          | 45           | 3,696                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 1,862 | 1,526 | 125,344 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 44 | 9  | 396.00 | SF | 6.50  |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 14 | 14 | 196.00 | SF | 6.50  |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 320.00 | SF | 85.00 |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 350.00 | SF | 10.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 75.00 | 100.00 | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 04/05/2021 | BY | RK |
|-------------|------------|----|----|



1102 N 14TH ST, FERNANDINA BEACH

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| 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 | 44 | 9  | 396.00 | SF | 6.50  | 6.50           | 100       | 1974    | 1974        | 3 | 26     | 669             |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 14 | 14 | 196.00 | SF | 6.50  | 6.50           | 100       | 1995    | 1995        | 3 | 72     | 917             |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 320.00 | SF | 85.00 | 85.00          | 100       | 2020    | 2020        | 3 | 95     | 25,840          |       |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 350.00 | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3 | 99     | 3,465           |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |        |             | 30,891    |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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-1      | 75.00 | 100.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 175,000.00 | 175,000.00     | 175,000    |

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 175,000 | Market: | 0 | Agricultural: | 0 | Common: | 175,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 125,344     |        |
| TOTAL MARKET OB/XF VALUE  |  | 30,891      |        |
| TOTAL LAND VALUE - MARKET |  | 175,000     |        |
| TOTAL MARKET VALUE        |  | 331,235     |        |
| SOH/AGL Deduction         |  | 193,565     |        |
| ASSESSED VALUE            |  | 137,670     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 87,670      |        |
| TOTAL JUST VALUE          |  | 331,235     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 277,980     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20200140   | SWIM POOL   | 30,000 | 03/19/2020 |
| 20033133   | REPAIR/RRF  | 6,000  | 05/22/2003 |
| 2003467    | REPAIR/RRF  | 600    | 07/14/2000 |
| B959227    | ADDITION    | 18,000 | 08/01/1995 |

| SALES DATA                     |            |              |        |        |           |               |  |  |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2339/1455                      | 12/24/2019 | QC           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: BOWYER TONIE T & MICH |            |              |        |        |           |               |  |  |  |
| GRANTEE: BOWYER TONIE T        |            |              |        |        |           |               |  |  |  |
| 1442/0785                      | 9/06/2006  | WD           | Q      | I      |           | 188,000       |  |  |  |
| GRANTOR: PIERSON JEFFREY J     |            |              |        |        |           |               |  |  |  |
| GRANTEE: ESPINOZA TONIE T &    |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FCP=[YR=1993] W14 BAS=[YR=1993] N17 W25 BAS=[YR=1995] W11 S39 E11 N39 \$ S39 FOP=[YR=1993] S6 E25 N6 W25 \$ E25 N22 \$ S22 E14 N22 \$ . |  |  |  |  |  |  |  |  |  |