

BLOCK 256 N1/2 OF LOT 5
IN OR 2311/508
EX S-3

STANLEY BRYAN S L/E/
728 N 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0256-0051



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	VALUATION SUMMARY														
Exterior Wall	07	ASB SHNGLE 100	0100	01	1,448	121.2640	109.44	158,469	1947	2005	0	0	12.75	87.25	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1280													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	12	HARDWOOD 50																											
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		05	Quality Level 05																										
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	1,280	100	1,280	122,222																									
FEP	168	80	134	12,795																									
FSP	80	40	32	3,055																									
STR	18	10	2	191																									
TOTALS		1,546	1,448	138,264																									
EXTRA FEATURES										728 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	0858	SCULP CONC	0	0	14	14	196.00	SF	13.00	13.00	100	2008	2008	3	97	2,472													
3	0810	CONCRETE A	0	0	0	0	645.00	SF	6.50	6.50	100	1998	1998	3	77	3,228													
4	0940	SHEDS/PORT	0	0	9	10	90.00	SF	33.00	33.00	100	2008	2008	3	40	1,188													
5	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1980	1980	3	35	218													
6	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2012	2012	3	60	1,440													
7	0811	CONCRETE B	0	0	0	0	524.00	SF	5.20	5.20	100	2013	2013	3	95	2,589													
8	0810	CONCRETE A	0	0	0	0	131.00	SF	6.50	6.50	100	2013	2013	3	95	809													
9	0819	CONC 12"	0	0	9	4	36.00	SF	9.50	9.50	100	2013	2013	3	95	325													
TOTAL OB/XF 12,269																													
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	0	0006	R-1	86.00	142.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000												
REVIEW DATE 02/06/2020 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/0508	10/09/2019	LE	U	I	11	100
GRANTOR: STANLEY BRYAN S						
GRANTEE: STANLEY MARGARET DE						
2294/0310	7/26/2019	WD	Q	I	01	268,000
GRANTOR: KNOTT CLARA						
GRANTEE: STANLEY BRYAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1993] N8 W2 STR=[YR=1993] N3W6S3E6\$ W8 S8 E10 \$ W10 S16 W8 S28 E9 FEP=[YR=1993] S8 E21 N8 W21 \$ E23 N44 \$.