BLOCK 256 S1/2 OF LOT 5
CITY OF FDNA BEACH

FREDERICK SAMUEL G
724 N 14TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0256-0052

BUILDING CHARACTERISTICS

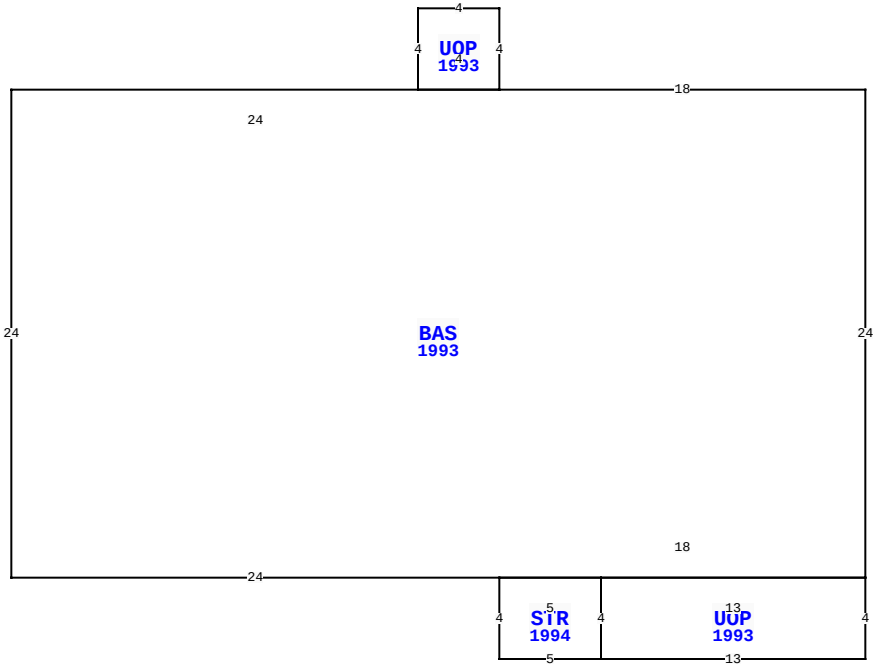
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,008	100	1,008	92,698
STR	20	10	2	184
UOP	16	20	3	276
UOP	52	20	10	920
TOTALS	1,096		1,023	94,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,023	119.8800	108.19	110,678	1991	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1008 HX Base Yr 2023



724 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		94,076
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		269,076
SOH/AGL Deduction		0
ASSESSED VALUE		269,076
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,076
TOTAL JUST VALUE		269,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0980	12/23/2022	WD	Q	I	01	285,000
GRANTOR: KAPPEL KIMBERLY L						
GRANTEE: FREDERICK SAMUEL G						
2610/0978	12/20/2022	SW	U	I	11	100
GRANTOR: KAPPEL MICHAEL J						
GRANTEE: KAPPEL KIMBERLY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N4 W4 S4 E4$ W24 S24 E24
STR=[YR=1994] S4 E5 UOP=[YR=1993] E13N4 W13 S4$ N4 W5$ E18
N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-1	86.00	230.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS