BLOCK 261 LOT N 1/2 OF 5
CITY OF FDNA BEACH

BOLSTAD JILL L/E/
1600 SUZAN CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0261-0051

BUILDING CHARACTERISTICS

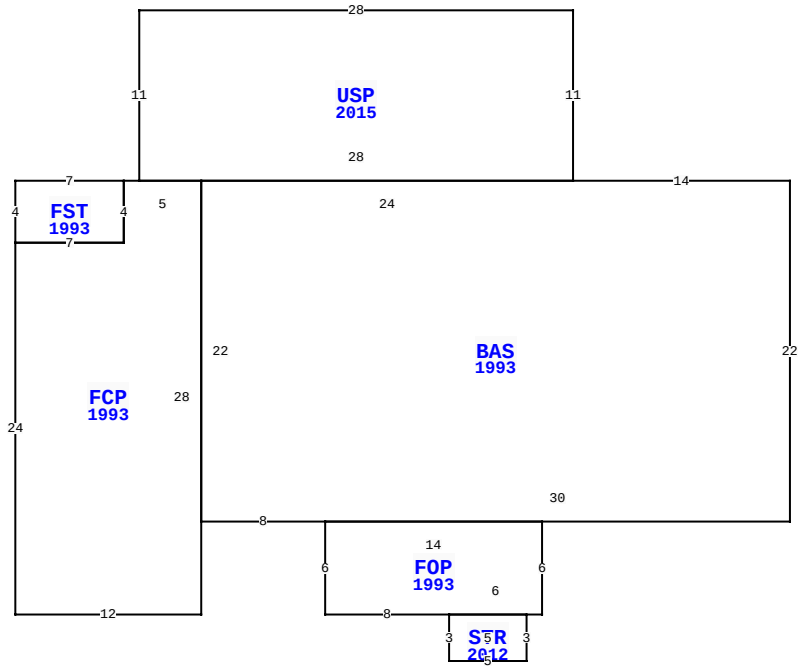
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	836	115,402
FCP	308	25	77	10,629
FOP	84	30	25	3,451
FST	28	55	15	2,070
STR	15	10	2	276
USP	308	30	92	12,700
TOTALS	1,579		1,047	144,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,047	137.1600	162.88	170,535	1964	2005	0	0	0	15.25	84.75

1 SNGL FAM – 0% - 2023 Heated Area: 836 HX Base Yr



314 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,528
TOTAL MARKET OB/XF VALUE	6,527
TOTAL LAND VALUE - MARKET	172,000
TOTAL MARKET VALUE	323,055
SOH/AGL Deduction	0
ASSESSED VALUE	323,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,055
TOTAL JUST VALUE	323,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152355	SCRNRM	15,300	10/09/2015
20131306	ROOF	2,400	06/10/2013
20121333	RE-ROOF	3,000	07/06/2012
990138	REPLACE WINDOWS	9,184	03/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0611	4/13/2022	LE	U	I	11	100
GRANTOR: BOLSTAD JILL						
GRANTEE: ROBISON TANNER & LA						
2560/1992	4/25/2022	QC	U	I	11	100
GRANTOR: BOLSTAD JEFF						
GRANTEE: BOLSTAD JILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=2015] N11 W28 S11 E28$ W24
FCP=[YR=1993] W5 FST=[YR=1993] W7 S4 E7 N4$ S4 W7 S24 E12
N28 $ S22 E8 FOP=[YR=1993] S6 E8 STR=[YR=2012] S3E5N3W5$
E6N6W14$ E30 N22$.

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	0510	GARAGE WD-	0	0	36	16	432.00	SF	35.00	35.00	100	1990	1990	3	20	3,024	
6	0810	CONCRETE A	0	0	4	16	64.00	SF	6.50	6.50	100	2004	2004	3	86	358	
7	0855	CONC PAVER	0	0	0	0	468.00	SF	7.00	7.00	100	2015	2015	3	96	3,145	

LAND DESCRIPTION

TOTAL OB/XF 6,527

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	0	0003	R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS