BLOCK 262 S 22 FT OF LOT 2
& N 53 FT OF LOT 3
IN OR 2296/154

STANLEY CHRIS & KELBE
424 S 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0262-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

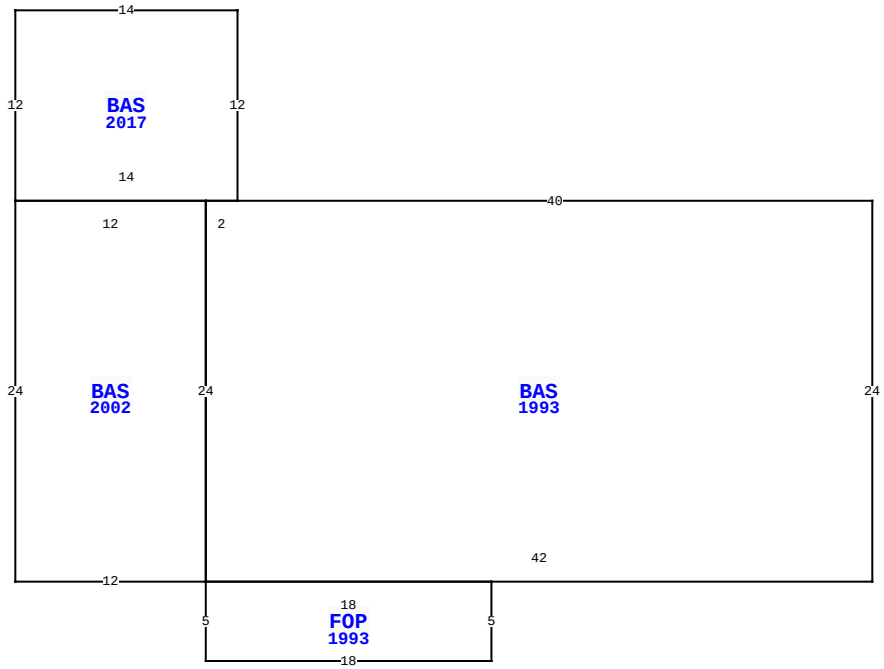
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	95,408
BAS	288	100	288	27,260
BAS	168	100	168	15,901
FOP	90	30	27	2,556
TOTALS	1,554		1,491	141,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,491	121.1760	109.36	163,056	1978	1998	0	0	0	13.45	86.55

1 SINGLE FAM – 100% - 2020 Heated Area: 1464 HX Base Yr 2020



424 S 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		141,125
TOTAL MARKET OB/XF VALUE		1,346
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		292,471
SOH/AGL Deduction		92,552
ASSESSED VALUE		199,919
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,919
TOTAL JUST VALUE		292,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172318	REMODEL	19,345	07/28/2017
20131763	REPFIREDMG	15,000	07/25/2013
20081469	XFOB	0	09/12/2008
990245	REPAIR/RRF	1,800	04/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2296/0154	8/02/2019	WD	Q	I	01	265,000
GRANTOR: HOGAN ROBERT SEAN						
GRANTEE: STANLEY CHRIS & KEL						
2120/1093	5/15/2017	WD	Q	I	01	190,000
GRANTOR: SUTTON DAVID E						
GRANTEE: HOGAN ROBERT SEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2017] N12 W14 S12 BAS=[YR=2002] S24 E12 FOP=[YR=1993] S5 E18 N5 W18 $ N24 W12 $ E14 $ W2 S24 E42 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
1	0810	CONCRETE A	0	100	9	70	630.00	SF	6.50	6.50	100	1978	1978	3	30	1,229	
2	0810	CONCRETE A	0	100	3	20	60.00	SF	6.50	6.50	100	1978	1978	3	30	117	

LAND DESCRIPTION

TOTAL OB/XF 1,346

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	0003	R-1A	75.00	230.00	75.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	150,000							

REVIEW DATE 12/05/2017 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS