BLOCK 263 S30 FT OF LOT 3 &
N41 FT OF LOT 4
IN OR 1245/1043

FILLET-GENTRY TRUST/FILLET DAVID E TRUSTEE
2200 MARAVILLA DRIVE
LOS ANGELES, CA 90068

2023

00-00-31-1800-0263-0033

NASSAU COUNTY PROPERTY

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
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

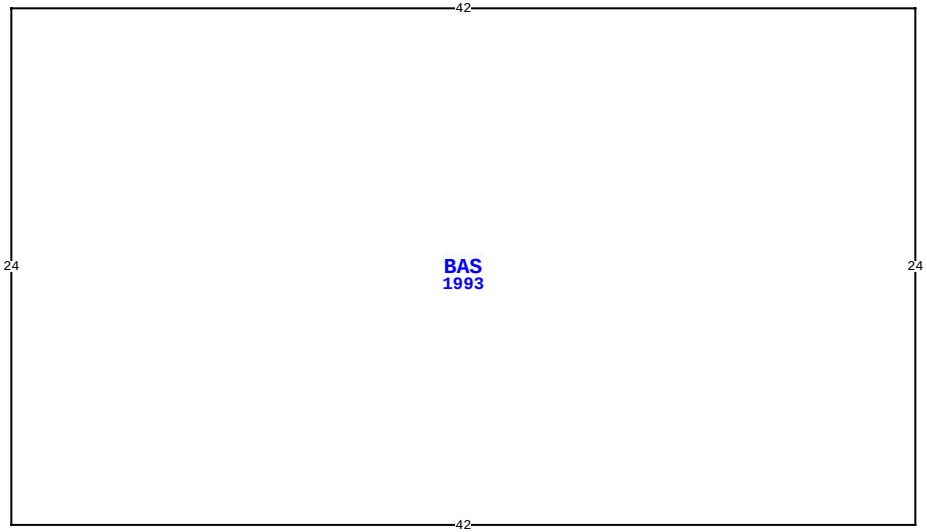
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	88,881
TOTALS	1,008		1,008	88,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,008	119.8800	108.19	109,056	1977	1977	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 1008 HX Base Yr



708 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	88,881
TOTAL MARKET OB/XF VALUE	3,553
TOTAL LAND VALUE - MARKET	142,000
TOTAL MARKET VALUE	234,434
SOH/AGL Deduction	64,334
ASSESSED VALUE	170,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,100
TOTAL JUST VALUE	234,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984550	REPAIR/RRF	2,000	11/20/1998
984364	REMODEL	26,000	10/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1245/1043	7/14/2004	WD	Q	I		115,000
GRANTOR: JENNINGS RUFUS B & PA						
GRANTEE: FILLET DAVID E & FR						
0968/1847	2/01/2001	WD	U	I	01	85,000
GRANTOR: JENNINGS GREGORY P &						
GRANTEE: JENNINGS RUFUS BRID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 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	0	9	92	828.00	SF	6.50	6.50	100	1977	1977	3	29	1,561	
2	0810	CONCRETE A	0	0	3	18	54.00	SF	6.50	6.50	100	1977	1977	3	29	102	
3	0940	SHEDS/PORT	0	0	25	12	300.00	SF	30.00	30.00	100	2002	2002	3	21	1,890	

LAND DESCRIPTION

TOTAL OB/XF 3,553

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		R-1A	71.00	230.00	71.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	142,000							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 142,000 Market: 0 Agricultural: 0 Common: 142,000 PRINTED 08/02/2023 BY SYS