



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 40
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	05 DIST 1A 100
Occupancy	00 NONE 100

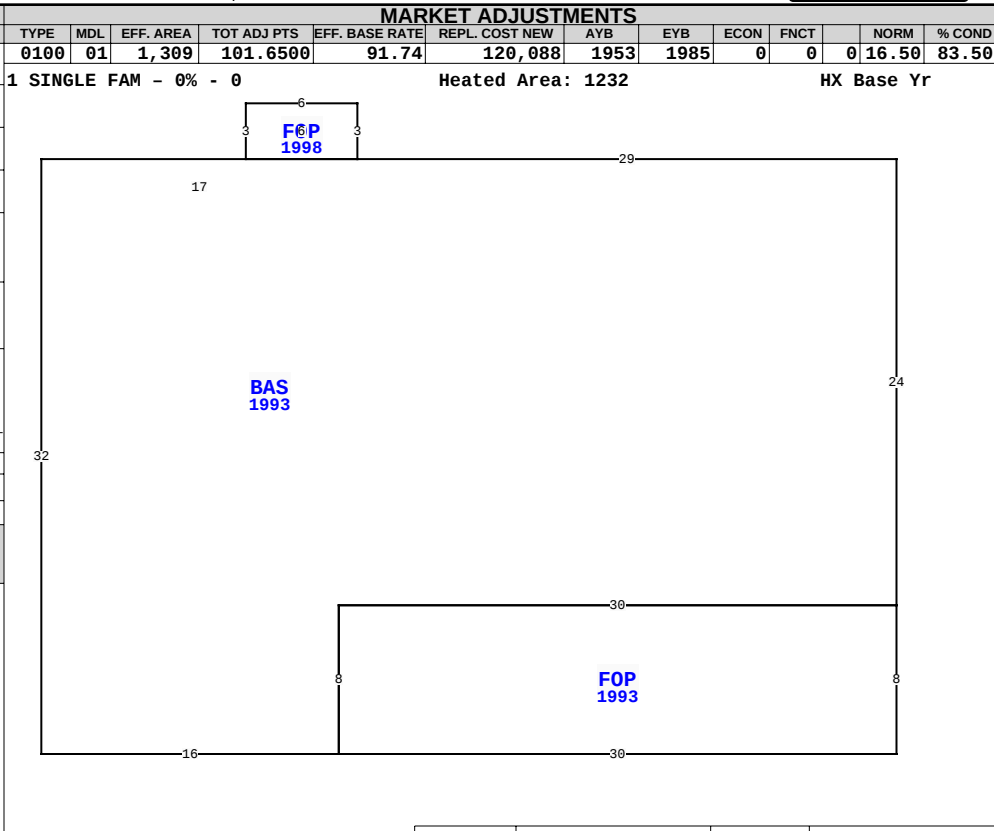
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	94,375
FOP	240	30	72	5,515
FOP	18	30	5	383

TOTALS	1,490	1,309	100,273
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	0	20	2	40.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	18	97	1,746.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	3	20	60.00	SF	3.25	3.25	
5	0810	CONCRETE A	0	0	18	16	288.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	C-2	86.00	420.00	18,060.00	SF	1.00
2	001000	C	COMMERCIAL	0		C-2	86.00	210.00	19,780.00	SF	1.00



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,309	101.6500	91.74	120,088	1953	1985	0	0	0 16.50	83.50
1226 S 14TH ST, FERNANDINA BEACH											
TOTAL OB/XF 7,244											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	0	20	2	40.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	18	97	1,746.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	3	20	60.00	SF	3.25	3.25	
5	0810	CONCRETE A	0	0	18	16	288.00	SF	6.50	6.50	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	100,273		
TOTAL MARKET OB/XF VALUE	7,244		
TOTAL LAND VALUE - MARKET	259,720		
TOTAL MARKET VALUE	367,237		
SOH/AGL Deduction	142,756		
ASSESSED VALUE	224,481		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	224,481		
TOTAL JUST VALUE	367,237		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	368,051		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052513	H/AC	3,000	08/23/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2067/1691	8/25/2016	WD	Q	I	01
GRANTOR: LLOYD DOROTHY C					
GRANTEE: D & S AMELIA PROPER					
SALE PRICE 210,000					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 FOP=[YR=1998] N3 W6 S3 E6 \$ W17 S32 E16											
FOP=[YR=1993] E30 N8 W30 S8 \$ N8 E30 N24 \$.											