



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1			
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														
TOTALS																		

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		180,601
TOTAL MARKET VALUE		180,701
SOH/AGL Deduction		104,065
ASSESSED VALUE		76,636
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		76,636
TOTAL JUST VALUE		180,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071166	ELEC OTHER	500	06/22/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1265	6/08/2006	WD	Q	I		682,000
GRANTOR: METTS MARIE SUE						
GRANTEE: D & S AMELIA PROPER						
0333/0463	3/01/1981	QC	U	I		75
GRANTOR:						
GRANTEE:						

EXTRA FEATURES													TOTALS			
L N	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	0570	JUNK HOUSE	0	0	0	1.00	UT	500.00	500.00	20	1959	1959	3	20	100	
1250 S 14TH ST, FERNANDINA BEACH																
BLD DATE 07/27/2022 KK LGL DATE 07/27/2022 KK																
XF DATE INC DATE																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	C-2	86.00	210.00	18,060.07	SF		1.00	1.00	1.00	10.00	10.00	180,601							