BLOCK 266 E210 FT OF S94.75 FT
OF LOT 5
PT OR 1580/1847

LLERANDI LOUIS A & ROSEMARIE C/
1540 LISA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0266-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

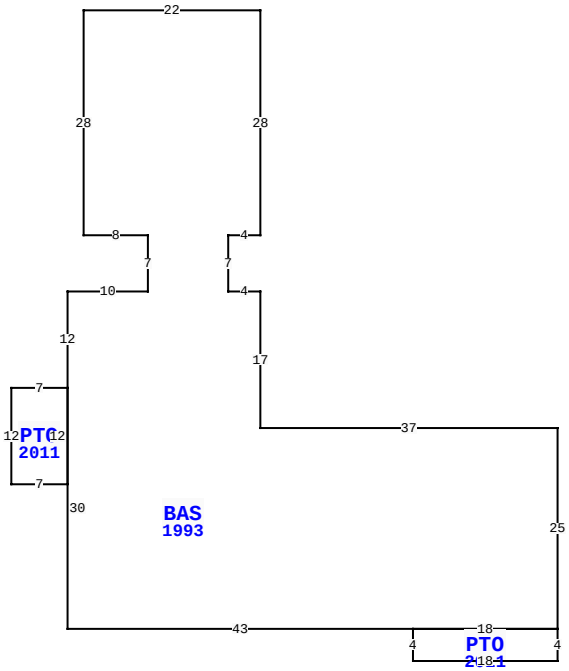
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	18	CEMENT BRK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,619	100	2,619	218,187
PTO	72	5	4	333
PTO	84	5	4	333
TOTALS	2,775		2,627	218,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0603	04	2,627	85.3070	124.12	326,063	1959	1959	0	0	0	32.88	67.12

1 DAYCARE CR – 0% - 0 Heated Area: 2619 HX Base Yr



1336 S 14TH ST, FERNANDINA BEACH

BLD DATE	09/24/2019	KK	LGL DATE	
XF DATE	09/24/2019	KK	LAND DATE	09/24/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	218,853
TOTAL MARKET OB/XF VALUE	20,191
TOTAL LAND VALUE - MARKET	218,856
TOTAL MARKET VALUE	457,900
SOH/AGL Deduction	140,525
ASSESSED VALUE	317,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,375
TOTAL JUST VALUE	457,900
NCON VALUE	8,384
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000530	XFOB - FENCE	11,975	07/14/2022
20190028	REPAIR/RRF	9,000	07/16/2019
R1615360	REPAIR/RRF	850	09/01/2016
B1632882	REMODEL	3,900	08/01/2016
M983104	XFOB	2,033	06/01/1998
4821	ADDITION	11,580	04/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1580/1847	8/12/2008	WD	Q	I		525,000
GRANTOR: CRAVEY W L & LINDA R						
GRANTEE: LLERANDI LOUIS A &						
0164/0290	1/01/1974	WD	Q	I		16,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S28 E8 S7 W10 S12 PTO=[YR=2011] W7 S12 E7 N12$ S30 E43 PTO=[YR=2011] S4 E18 N4 W18$ E18 N25 W37 N17 W4 N7 E4 N28$.

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
8	0803	ASPHALT C	0	0	0	0	3,537.00	SF	2.00	2.00	100	2000	2000	3	50	3,537	
9	0855	CONC PAVER	0	0	0	0	294.00	SF	10.00	10.00	100	2005	2005	3	87	2,558	
10	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	100	2000	2000	3	80	338	
11	0422	CL FNC 4'	0	0	0	0	45.00	LF	15.00	15.00	100	2000	2000	3	55	371	
12	0810	CONCRETE A	0	0	0	0	284.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,098	
13	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2005	2005	3	90	203	
15	0479	VF PICKET	0	0	0	0	110.00	LF	10.00	10.00	100	2005	2005	3	69	759	
16	0479	VF PICKET	0	0	0	0	18.00	LF	10.00	10.00	100	2005	2005	3	69	124	
17	0422	CL FNC 4'	0	0	0	0	122.00	LF	15.00	15.00	100	2014	2014	3	89	1,629	
18	0446	BOX FNC 6'	0	0	0	0	85.00	LF	20.00	20.00	100	2014	2014	3	70	1,190	

TOTAL OB/XF 11,807

LAND DESCRIPTION

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	001920	C	PROF DAYCARE	0	0003	CI	95.00	210.00	19,896.00	SF		1.00	1.00	1.00	11.00	11.00	218,856							

REVIEW DATE 11/07/2022 BY HS Total Acres: 0.00 Total Land Value: 218,856 Market: 0 Agricultural: 0 Common: 218,856 PRINTED 08/02/2023 BY SYS

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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
19	0476	VF 6 SBPL	0	0	0	0	262.00	LF	32.00	32.00	100	2022	2022	3	100	8,384	

LAND DESCRIPTION

TOTAL OB/XF 8,384

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

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