PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 1079/39 BEING ONLY ELY
62.5 FT LYING N OF LANDS

EMORY EUGENE K
5576 GREGG ST
FERNANDINA BEACH, FL 32034

2023

14-2N-28-0000-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
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	03	Quality Level 03

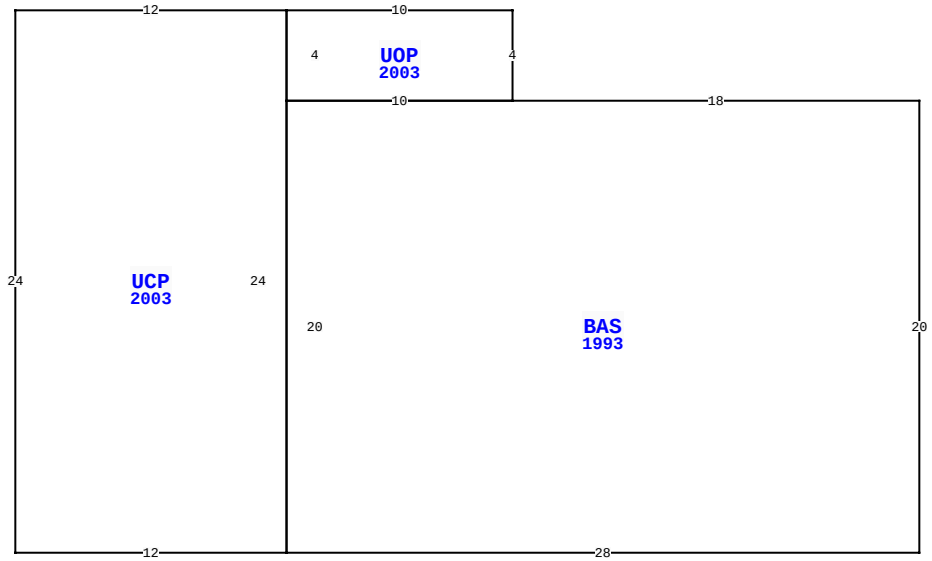
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	560	32,901
UCP	288	20	58	3,408
UOP	40	20	8	470
TOTALS	888		626	36,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	626	93.0000	83.93	52,540	1962	1962	0	0	0	30.00	70.00

1 SINGLE FAM – 0% - 0 Heated Area: 560 HX Base Yr



1504 STEWART AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	36,778
TOTAL MARKET OB/XF VALUE	674
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	112,452
SOH/AGL Deduction	54,285
ASSESSED VALUE	58,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,167
TOTAL JUST VALUE	112,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0210242	CHNGE SRVC	450	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1094/0435	8/02/2002	QC	U	I	06	100
GRANTOR: WILLIAMS WALTER CHARL						
GRANTEE: WILLIAMS ANNIE B						
1087/1447	10/16/2002	WD	Q	I		58,500
GRANTOR: WILLIAMS ANNIE B						
GRANTEE: EMORY EUGENE K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=2003] N4 W10 UCP=[YR=2003] W12 S24 E12 N24$ S4 E10$ W10 S20 E28 N20 $.

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	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	2003	2003	3	22	26	
2	1242	WD DECK A	0	0	0	0	270.00	SF	10.00	10.00	100	2004	2004	3	24	648	

LAND DESCRIPTION

TOTAL OB/XF 674

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	0007	RS-2	63.00	95.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS