LOT 7
IN OR 1062/1754
GLYNDON ESTATES PB 5/366

VAUGHN EMILY W
3001 S 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-0262-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

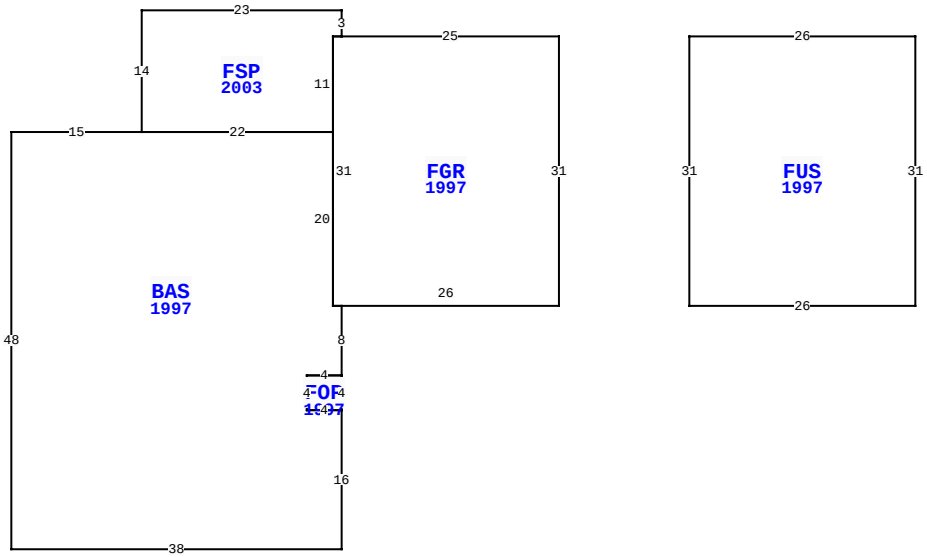
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	1,788	205,008
FGR	806	55	443	50,793
FOP	16	30	5	573
FSP	311	40	124	14,218
FUS	806	100	806	92,414
TOTALS	3,727		3,166	363,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,166	105.4320	131.79	417,247	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2003 Heated Area: 2594 HX Base Yr 2003



3001 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		363,005
TOTAL MARKET OB/XF VALUE		11,032
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		494,037
SOH/AGL Deduction		230,500
ASSESSED VALUE		263,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,537
TOTAL JUST VALUE		494,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311677	REPAIR/RRF	125,000	09/01/2003
B0311408	ADDITION	1,000	07/01/2003
B9602930	NEW CONSTR	95,150	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1062/1754	6/14/2002	WD	U	I	05	187,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: VAUGHN EMILY W & WI						
1046/0653	3/26/2002	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE FEDERAL HOME LO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W25 FSP=[YR=2003] N3 W23 S14 BAS=[YR=1997] W15 S48 E38 N16 FOP=[YR=1997] N4 W4 S4 E4$ W4 N4 E4 N8 W1 N20 W22$ E22 N11E1$W1 S31 E26 N31$ PTR=E15 FUS=[YR=1997] E26 S31 W26 N31$ W15$.

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	0812	CONCRETE C	0	100	0	0	3,305.00	SF	4.00	4.00	100	1997	1997	3	73	9,651	
2	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	2003	2003	3	83	1,381	

LAND DESCRIPTION

TOTAL OB/XF 11,032

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS