3-2N-28 PT OF LOT 4
IN OR 847/440
OCEAN BREEZE SUB PB 1/11

SKINNER STEVEN H & KIMBERLY A
3125 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-044A-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

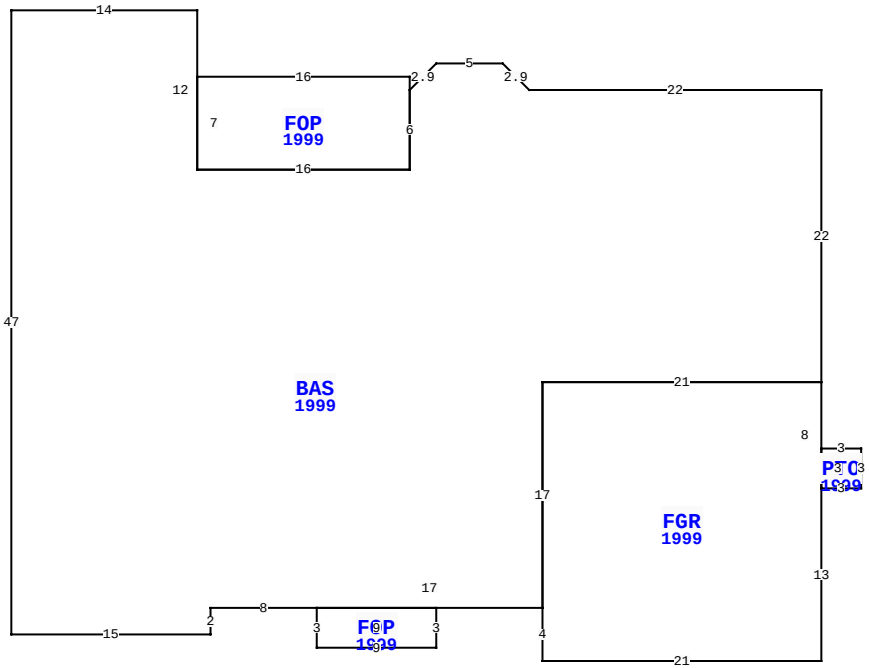
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100	2,054	233,025
FGR	441	55	243	27,568
FOP	27	30	8	908
FOP	112	30	34	3,858
PTO	9	5	0	0
TOTALS	2,643		2,339	265,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,339	104.8600	131.08	306,596	1999	1999	0	0	0	13.45	86.55

1 SNGL FAM – 100% - 2000 Heated Area: 2054 HX Base Yr 2000



3125 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		265,359
TOTAL MARKET OB/XF VALUE		5,790
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		451,149
SOH/AGL Deduction		249,726
ASSESSED VALUE		201,423
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,423
TOTAL JUST VALUE		451,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805593	NEW CONSTR	103,488	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0847/0440	9/02/1998	WD	Q	V		20,400
GRANTOR: TAYLOR MARY V						
GRANTEE: SKINNER STEVEN H &						
0773/0697	10/08/1996	WD	Q	V		23,500
GRANTOR: RACKLEY THOMAS N						
GRANTEE: TAYLOR MARY V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 U2 L2 W5 D2 L2 FOP=[YR=1999] N1 W16 S7 E16 N6$ S6 W16 N12 W14 S47 E15 N2 E8 FOP=[YR=1999] S3 E9 N3 W9 $ E17 FGR=[YR=1999] S4 E21 N13 PTO=[YR=1999] E3 N3 W3 S3 $ N8 W21 S17 $ N17 E21 N22 $.

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	0810	CONCRETE A	0	100	0	0	1,068.00	SF	6.50	6.50	100	1999	1999	3	77	5,345	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1999	1999	3	77	285	
3	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	1999	1999	3	77	160	

LAND DESCRIPTION

TOTAL OB/XF 5,790

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		RSF-	2110.00	268.00	1.00	LT		1.00	1.00	0.90	200,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS