PT OF LOT 13
IN OR 2455/656
(EX S-1 & S-2 OF LOT 13)

CRAIG SANDRA LOU
P O BOX 15308
FERNANDINA BEACH, FL 32035

2024

00-00-30-044A-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

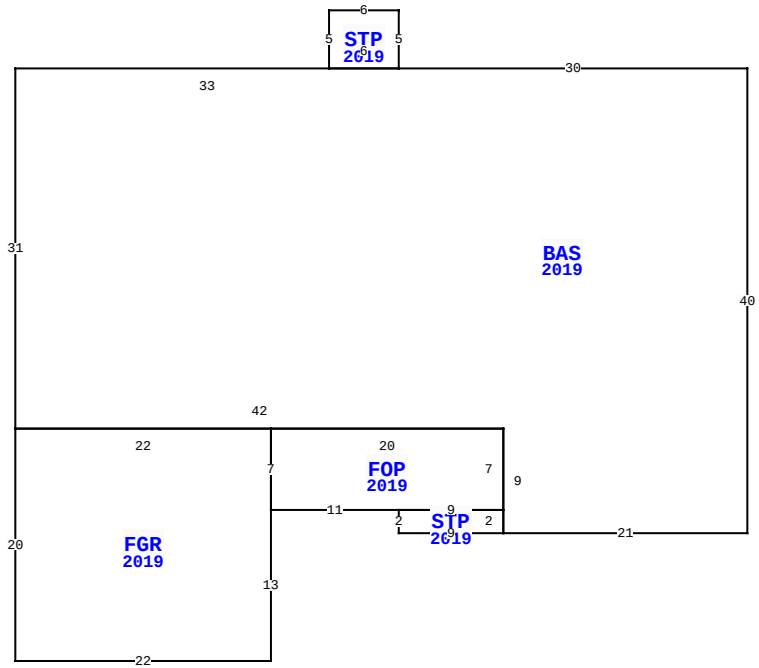
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,142	100	2,142	294,250
FGR	440	55	242	33,244
FOP	140	30	42	5,770
STP	18	10	2	275
STP	30	10	3	412
TOTALS	2,770		2,431	333,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,431	113.2929	141.62	344,278	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 2142 HX Base Yr 2021



2940 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: 8	Tax Dist:	
BUILDING MARKET VALUE		333,950
TOTAL MARKET OB/XF VALUE		10,530
TOTAL LAND VALUE - MARKET		288,000
TOTAL MARKET VALUE		632,480
SOH/AGL Deduction		415,558
ASSESSED VALUE		216,922
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		161,922
TOTAL JUST VALUE		632,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006661	NEW CONSTR	280,081	06/21/2019
B9704019	XFOB	2,448	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2455/0656	4/19/2021	WD	U	I	11	100
GRANTOR: CRAIG ROBERT WENDELL						
GRANTEE: CRAIG ROBERT WENDEL						
2442/0706	2/28/2021	WD	U	I	11	100
GRANTOR: CRAIG ROBERT WENDELL						
GRANTEE: CRAIG ROBERT WENDEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 STP=[YR=2019] N5 W6 S5 E6$ W33 S31
FGR=[YR=2019] S20 E22 N13 FOP=[YR=2019] E11 STP=[YR=2019] S2
E9 N2 W9$ E9 N7 W20 S7$ N7 W22$ E42 S9 E21 N40$.

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	0811	CONCRETE B	0	100	0	0	177.00	SF	5.20	5.20	100	2019	2019	3	98	902	
2	0812	CONCRETE C	0	100	0	0	2,456.00	SF	4.00	4.00	100	2019	2019	3	98	9,628	

LAND DESCRIPTION

TOTAL OB/XF 10,530

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-2	0.00	0.00	0.96	AC		1.00	1.00	1.00	300,000.00	300,000.00	288,000							

REVIEW DATE 10/30/2019 BY DJ Total Acres: 0.96 Total Land Value: 288,000 Market: 0 Agricultural: 0 Common: 288,000 PRINTED 08/06/2024 BY SYS