

S-1 OF LOT 13
IN OR 2564/1884
OCEAN BREEZE FARMS SUB PB 1/11

CRAIG DEREK E
2930 SOUTH 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-044A-0013-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,231	100	1,231	154,244
FOP	1,049	30	315	39,470
FUS	759	100	759	95,103
UOP	40	20	8	1,002
UOP	45	20	9	1,128
UOP	45	20	9	1,128

TOTALS	3,169		2,331	292,074
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	45	30	1,350.00	SF	4.00	4.00
2	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0810	CONCRETE A	0 100	34	8	272.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	2.07

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,331	112.0000	140.00	326,340	2001	2001	0	0	0 10.50	89.50
1 SNGL FAM - 100% - 1997 Heated Area: 1990 HX Base Yr 1997											
2930 S 14TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/14/2024 MLU											

L N	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	45	30	1,350.00	SF	4.00	4.00	100	1996	1996	3	72	3,888	
2	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1995	1995	3	70	73	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
4	0810	CONCRETE A	0 100	34	8	272.00	SF	6.50	6.50	100	2011	2011	3	92	1,627	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	2.07	AC		1.00	1.00	0.70	300,000.00	210,000.00	434,700		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION BY										STANDARD									
Tax Group: 8										Tax Dist:									
BUILDING MARKET VALUE										369,266									
TOTAL MARKET OB/XF VALUE										8,563									
TOTAL LAND VALUE - MARKET										434,700									
TOTAL MARKET VALUE										812,529									
SOH/AGL Deduction										512,504									
ASSESSED VALUE										300,025									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										250,025									
TOTAL JUST VALUE										812,529									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										723,703									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007264	NEW CONSTR	145,000	06/01/2000
BE963061	CHNGE SRVC	0	09/01/1996
B9501708	NEW CONSTR	39,150	02/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/1884	5/18/2022	QC	U	I	11	100	
GRANTOR: CRAIG CRYSTAL							
GRANTEE: CRAIG DEREK E							
1768/1389	12/07/2011	QC	U	I	11	100	
GRANTOR: CRAIG DEREK E & CRYST							
GRANTEE: CRAIG DEREK E & CRY							

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2001] W5 FOP=[YR=2001] W24 UOP=[YR=2001] N5 W9 S5 E9 \$ W33 S8 BAS=[YR=2001] S24 E49 N24 W23 N5 W11 S5 W15 \$ E15 N5 E11 S5 E23 S24 W49 S8 E24 UOP=[YR=2001] S5 E9 N5 W9 \$ E33 N40 \$ S8 E5 N8 \$ PTR= N15 FUS=[YR=2001] N17 W6 S2 W5 N5 W17 S5 W5 N2 W7 S17 E7 S4 E4 N4 E7 S4 E4 N4 E7 S4 E4 N4 E7 \$ S15 \$.									

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