

PT OF LOT 70
IN OR 2337/506
SUB PT OF SEC 4 PB 0/59

ROWLAND NORMAN & MELANIE L/E/
2704 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0070-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	02
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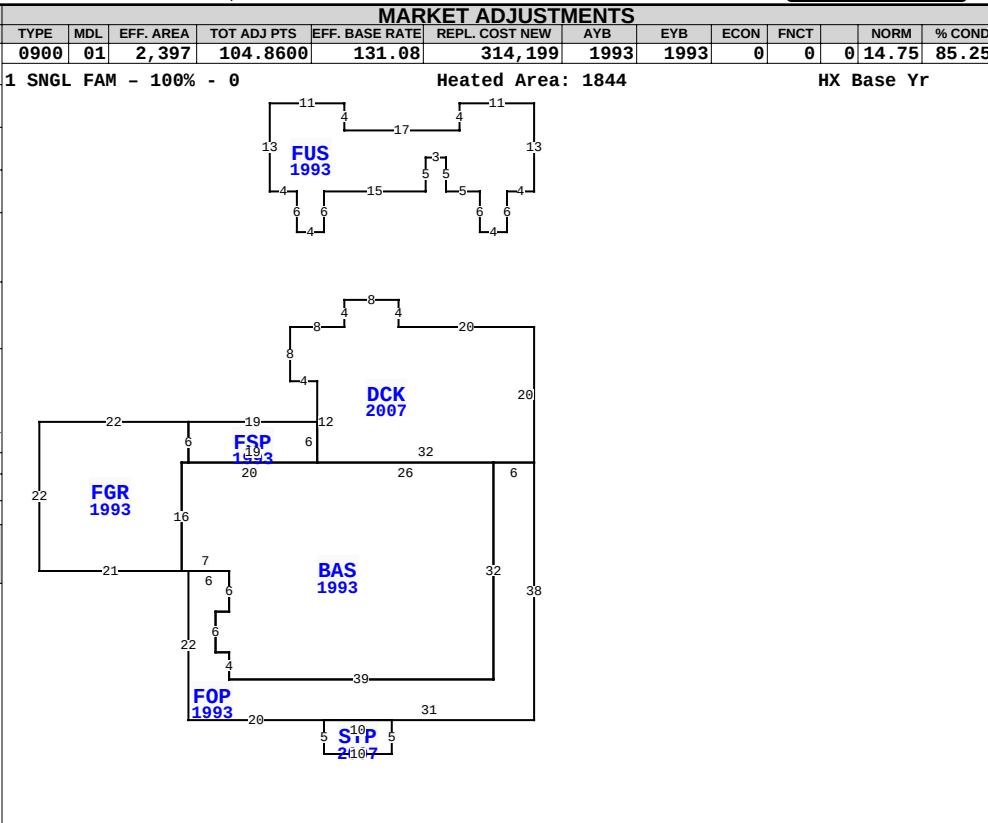
NEIGHBORHOOD/LOC	2028.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	153,315
DCK	704	10	70	7,823
FGR	468	55	257	28,719
FOP	582	30	175	19,555
FSP	114	40	46	5,141
FUS	472	100	472	52,744
STP	50	10	5	558

TOTALS	3,762		2,397	267,855
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	1993
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993
3	0830	FLAGSTONE	0 100	12	6	72.00	SF	12.00	12.00	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0002	RSF-2	0.00	0.00	0.92	AC	



2704 S 14TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	20	16	320.00	SF	6.50	6.50	100	1993	1993	3	66	1,373
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480
3	0830	FLAGSTONE	0 100	12	6	72.00	SF	12.00	12.00	100	1997	1997	3	73	631

TOTAL OB/XF											
3,484											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		267,855	
TOTAL MARKET OB/XF VALUE		3,484	
TOTAL LAND VALUE - MARKET		230,000	
TOTAL MARKET VALUE		501,339	
SOH/AGL Deduction		346,300	
ASSESSED VALUE		155,039	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		105,039	
TOTAL JUST VALUE		501,339	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		489,523	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6410	NEW CONSTR	107,000	10/01/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2337/0506	1/31/2020	LE	U	I	11
GRANTOR: ROWLAND NORMAN & MELA					
GRANTEE: ROWLAND BLAKE & BRI					
0544/0292	5/31/1988	WD	Q	V	
GRANTOR: THOMPSON ALBIN C JR					
GRANTEE: ROWLAND NORMAN & M					

BUILDING NOTES											
BUILDING DIMENSIONS											
DCK=[YR=2007] N20 W20 N4 W8 S4 W8 S8 E4 S12E32\$ FOP=[YR=1993] W6 BAS=[YR=1993] W26 FSP=[YR=1993] N6 W19 FGR=[YR=1993] W22 S22E21 N16 E1 N6 \$S6 E19 \$W20 S16E7 S6 W2 S6 E2S4 E39 N32\$ S32 W39 N4 W2 N6 E2N6 W6 S22 E20 STP=[YR=2007] S5 E10 N5 W10\$ E31 N38\$PTR= N40 FUS=[YR=1993] N13 W11 S4 W17 N4 W11 S13 E4 S6 E4N6 E15 N5 E3 S5 E5S6 E4 N6 E4\$ S40\$.											