

PT OF CASHEN LOTS 84 & 85
(EX OR 2139/1039)
SUB OF SEC 4-2N-28

PURVIS ELIZABETH BURNS L/E/
2840 SOUTH 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0084-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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	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	2,208	100	2,208	242,552
DCK	380	10	38	4,174
FCP	574	25	144	15,818
FEP	368	80	294	32,296
FOP	188	30	56	6,152
UST	16	45	7	769
UST	70	45	32	3,515
TOTALS	3,804		2,779	305,278

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	1995
2	0811	CONCRETE B	0	100	0	0		643.00	SF 5.20	100	1995
3	0810	CONCRETE A	0	100	0	0		217.00	SF 6.50	100	1995
4	1242	WD DECK A	0	100	5	3		15.00	SF 10.00	100	1995

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	000115	C	SFR ACRES	100		RS-E	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,779	106.3680	132.96	369,496	1995	1995	0	0	0	17.38
1 SNGL FAM - 100% - 1996											
Heated Area: 2208											
HX Base Yr 1996											
2840 S 14TH ST, FERNANDINA BEACH											

2840 S 14TH ST, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540		
643.00	SF	5.20	5.20	100	1995	1995	3	70	2,341		
217.00	SF	6.50	6.50	100	1995	1995	3	70	987		
15.00	SF	10.00	10.00	100	1995	1995	3	20	30		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			305,278
TOTAL MARKET OB/XF VALUE			4,898
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			610,176
SOH/AGL Deduction			388,155
ASSESSED VALUE			222,021
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			172,021
TOTAL JUST VALUE			610,176
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			547,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603086	NEW CONSTR	16,598	07/01/1996
B9501884	NEW CONSTR	110,000	05/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2579/1196	7/20/2022	WD	U	I	11
GRANTOR: PURVIS ELIZABETH BURN					
GRANTEE: PURVIS THOMAS MITCH					
0734/0153	7/18/1995	QC	U	V	10
GRANTOR: PRUDENTIAL ENTERPRISE					
GRANTEE: PURVIS ELIZABETH &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W9 UST=[YR=1995] N2 FEP=[YR=2017] N3 DCK=[YR=2010] E19 N20 W19 S20\$ N20 W33 S5 E2 S2 E18 D5 R5 S11 E8\$ W8 S2 E8\$ W8 N13 U5 L5 W18 N2 W20 S1 FCP=[YR=1995] W28 S11 UST=[YR=1995] W5 S14 E5 N14\$ S14 E22 N21 E6 N4\$ S4 W6 S19 E5 S15 E3 S3 E14 N3 FOP=[YR=1995] E17 S11 E8 N15 W25 S4\$ N4 E25 S15 E5 N1 E14 N29\$.											