

BLOCK 2 LOT 4  
IN OR 1706/222  
EGAN MEADOWS 1 PB 3/45

STEPHENSON ROBERT R  
4 NORTH 14TH PLACE  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1240-0002-0040



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 60     |
| Exterior Wall            | 06 | BD/BATTEN 40   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1007.00 |
|------------------|---------|

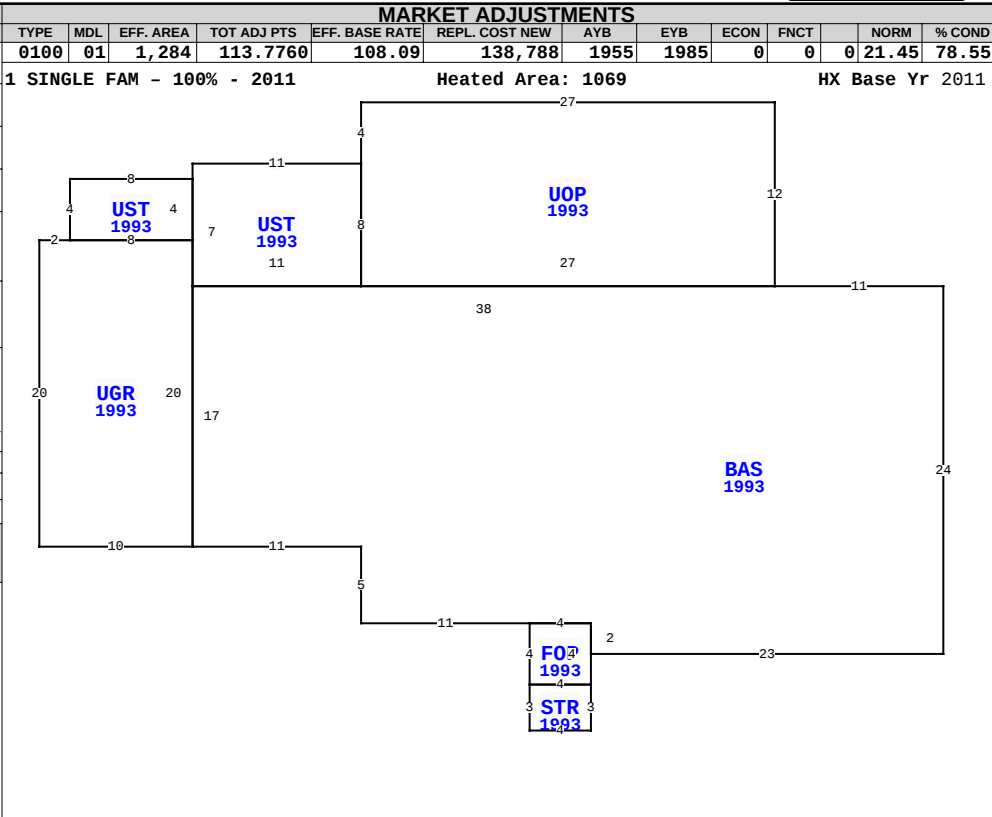
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,069            | 100         | 1,069        | 90,763               |
| FOP       | 16               | 30          | 5            | 424                  |
| STR       | 12               | 10          | 1            | 85                   |
| UGR       | 200              | 45          | 90           | 7,641                |
| UOP       | 324              | 20          | 65           | 5,519                |
| UST       | 32               | 45          | 14           | 1,188                |
| UST       | 88               | 45          | 40           | 3,397                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,741 |  | 1,284 | 109,018 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |       |       |
|----------------|------------|-------------|---------|----|----|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | NOTES |
| 1              | 0810       | CONCRETE A  | 0 100   | 70 | 8  | 560.00 | SF | 6.50  |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 18 | 3  | 54.00  | SF | 6.50  |       |
| 3              | 0940       | SHEDS/PORT  | 0 100   | 12 | 10 | 120.00 | SF | 30.00 |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 60.00 | 135.00 | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 09/11/2019 | BY | DJA |
|-------------|------------|----|-----|



|                               |
|-------------------------------|
| 4 N 14TH PL, FERNANDINA BEACH |
|-------------------------------|

| BLD DATE | 07/21/2014 | KK | LGL DATE  |  |
|----------|------------|----|-----------|--|
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |       |        |             |           |     |           |        |         |            |                | 2,476 |  |
|-------------|-------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|-------|--|
| LOC ZONE    | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA |  |
| 06 R-1      | 60.00 | 135.00 | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 175,000.00 | 175,000.00     | 1     |  |
|             |       |        |             |           |     |           |        |         |            |                |       |  |
|             |       |        |             |           |     |           |        |         |            |                |       |  |
|             |       |        |             |           |     |           |        |         |            |                |       |  |
|             |       |        |             |           |     |           |        |         |            |                |       |  |
|             |       |        |             |           |     |           |        |         |            |                |       |  |
|             |       |        |             |           |     |           |        |         |            |                |       |  |
|             |       |        |             |           |     |           |        |         |            |                |       |  |

|                   |                           |           |                 |
|-------------------|---------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 175,000 | Market: 0 | Agricultural: 0 |
|-------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 109,018     |        |
| TOTAL MARKET OB/XF VALUE  |  | 2,476       |        |
| TOTAL LAND VALUE - MARKET |  | 175,000     |        |
| TOTAL MARKET VALUE        |  | 286,494     |        |
| SOH/AGL Deduction         |  | 193,655     |        |
| ASSESSED VALUE            |  | 92,839      |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 42,839      |        |
| TOTAL JUST VALUE          |  | 286,494     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 281,750     |        |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20052660   | REPAIR/RRF  | 3,000 | 09/19/2005 |
| 3650B      | N/A         | 2,500 | 04/01/1986 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2248/426                     | 1/08/2019  | FJ        | U   | I   | 11     | 0          |
| GRANTOR: CLERK OF COURT      |            |           |     |     |        |            |
| GRANTEE: STEPHENSON ROBERT R |            |           |     |     |        |            |
| 1706/0222                    | 10/22/2010 | WD        | U   | I   | 11     | 101,400    |
| GRANTOR: GOSSETT SEAN        |            |           |     |     |        |            |
| GRANTEE: STEPHENSON ROBERT R |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W11 UOP=[YR=1993] N12W27S4 UST=[YR=1993] W11S1 UST=[YR=1993] W8S4 UGR=[YR=1993] W2 S20E10N20W8\$ E8N4\$ S7E11N8\$S8E27\$W38S17E11S5E11 FOP=[YR=1993] S4 STR=[YR=1993] S3E4N3W4\$ E4N4W4\$ E4S2E23N24\$. |  |  |  |  |  |  |  |  |  |