BLOCK 2 LOT 5
OR 209/371
EGAN MEADOWS 1 PB 3/45

VOGELSANG GARY J & PAULA
6 N 14TH PL
FERNANDINA BEACH, FL 32034

2024

00-00-31-1240-0002-0050

BUILDING CHARACTERISTICS

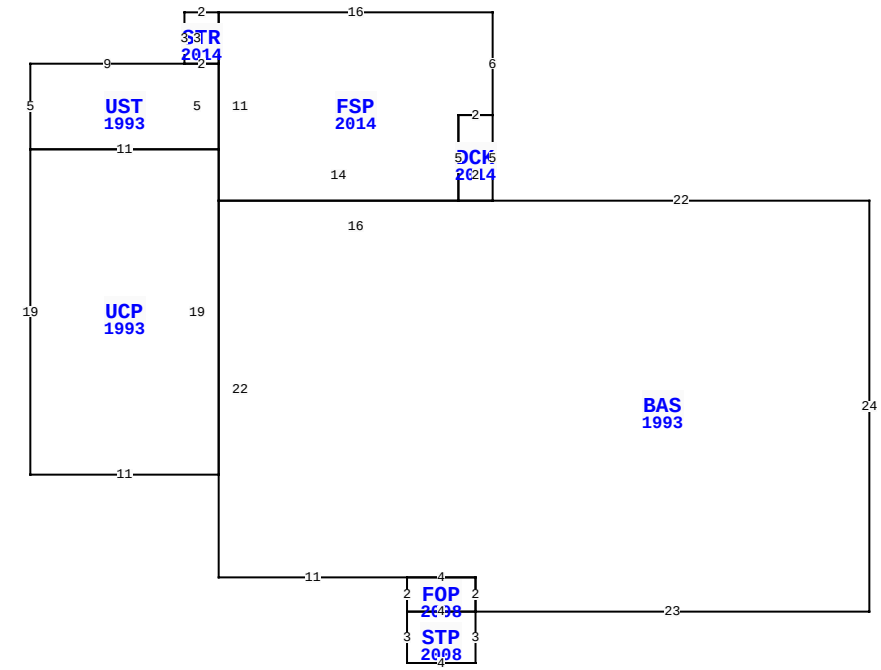
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	882	100	882	82,073
DCK	10	10	1	93
FOP	8	30	2	186
FSP	166	40	66	6,142
STP	12	10	1	93
STR	6	10	1	93
UCP	209	20	42	3,908
UST	55	45	25	2,326
TOTALS	1,348		1,020	94,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,020	119.4480	113.48	115,750	1955	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 1976 Heated Area: 882 HX Base Yr 1976



6 N 14TH PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		94,915
TOTAL MARKET OB/XF VALUE		3,163
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		273,078
SOH/AGL Deduction		217,570
ASSESSED VALUE		55,508
TOTAL EXEMPTION VALUE	HX HB	30,508
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		273,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070478	REPAIR/RRF	3,200	03/22/2007
23550	REPAIR/RRF	2,500	01/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0209/0371	1/01/1975	WD	Q	I		18,400
GRANTOR:						
GRANTEE:						
0098/0823	1/01/1970	TA	U	I		8,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 DCK=[YR=2014] N5 FSP=[YR=2014] N6 W16 STR=[YR=2014] W2 S3 UST=[YR=1993] W9 S5 UCP=[YR=1993] S19 E11 N19 W11$ E11 N5 W2$ E2 N3$ S11 E14 N5 E2$ W2 S5 E2$ W16 S22 E11 FOP=[YR=2008] S2 STP=[YR=2008] S3 E4 N3 W4$ E4 N2 W4$ E4 S2 E23 N24$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	13.20	13.20	100	1990	1990	3	20	211	
2	0810	CONCRETE A	0	100	0	0	436.00	SF	6.50	6.50	100	1985	1985	3	47	1,332	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2010	2010	3	45	1,620	

LAND DESCRIPTION

TOTAL OB/XF 3,163

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	0006	R-1	73.00	137.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS