

BLOCK 2 LOT 7
IN OR 1621/1991
EGAN MEADOWS 1 PB 3/45

BENDIG JON BRYAN
14 NORTH 14TH PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1240-0002-0070



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 70
Interior Floo	07	CORK/VILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
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NEIGHBORHOOD/LOC	1007.00
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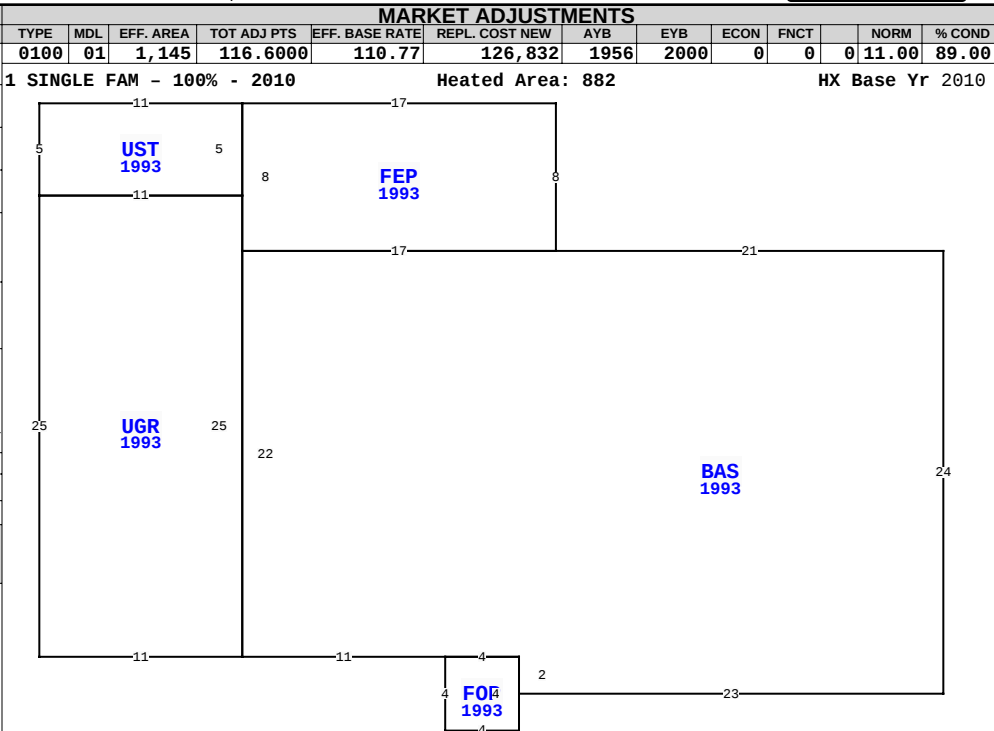
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	882	86,952
FEP	136	80	109	10,746
FOP	16	30	5	493
UGR	275	45	124	12,224
UST	55	45	25	2,464

TOTALS	1,364		1,145	112,880
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	19	7	220.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	98.00	130.00	1.00	LT	

REVIEW DATE	09/11/2019	BY	DJA
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14 N 14TH PL, FERNANDINA BEACH

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

TOTAL OB/XF												1,712
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
06 R-1	98.00	130.00	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
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		112,880	
TOTAL MARKET OB/XF VALUE		1,712	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		289,592	
SOH/AGL Deduction		192,141	
ASSESSED VALUE		97,451	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		47,451	
TOTAL JUST VALUE		289,592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284,668	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040914	H/AC	3,000	05/17/2004
7746	REPAIR/RRF	1,800	06/11/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1621/1991	6/01/2009	WD	Q	I	01
GRANTOR: MEGER BRUCE E					SALE PRICE
GRANTEE: BENDIG JON BRYAN					
1233/0230	5/25/2004	WD	Q	I	
GRANTOR: STURGES DANIEL D & CA					129,000
GRANTEE: MEGER BRUCE E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W21 FEP=[YR=1993] N8 W17 UST=[YR=1993] W11 S5 UGR=[YR=1993] S25 E11 N25W11\$ E11N5\$ S8E17\$ W17 S22 E11 FOP=[YR=1993] S4 E4 N4W4\$ E4 S2 E23 N24\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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Common: 175,000	PRINTED 08/06/2024 BY SYS
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