BLOCK 2 LOT 10
IN OR 2076/545
EGAN MEADOWS 1 PB 3/45

AVERA DEBORAH S/WATSON ANTHONY F F
124 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1240-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

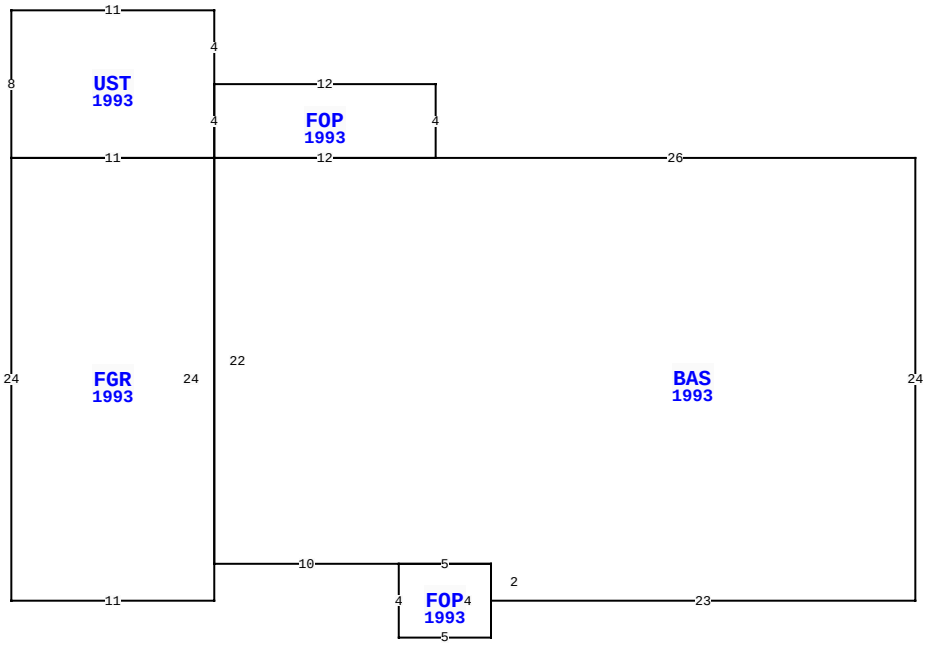
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	64,800
FGR	264	55	145	10,653
FOP	20	30	6	441
FOP	48	30	14	1,028
UST	88	45	40	2,939
TOTALS	1,302		1,087	79,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,087	101.7600	96.67	105,080	1956	1990	0	0	0	24.00	76.00

1 SINGLE FAM – 0% - 0 Heated Area: 882 HX Base Yr



26 N 14TH PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	79,861
TOTAL MARKET OB/XF VALUE	2,598
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	257,459
SOH/AGL Deduction	61,652
ASSESSED VALUE	195,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,807
TOTAL JUST VALUE	257,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7661	GARAGE	6,900	04/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/0545	10/05/2016	WD	Q	I	01	155,000
GRANTOR: HAMBURG COREY J & MAR						
GRANTEE: AVERA DEBORAH S & A						
1529/1257	10/09/2007	QC	U	I	06	100
GRANTOR: HAMBURG COREY J						
GRANTEE: HAMBURG COREY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] N4W12 UST=[YR=1993] N4W11S8
FGR=[YR=1993] S24E11 N24W11$E11N4$S4E12$W12S22E10
FOP=[YR=1993] S4E5N4W5$ E5S2E23N24$.

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	0810	CONCRETE A	0	0	0	0	845.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,785	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2007	2007	3	31	744	
3	1243	WD DECK F	0	0	8	7	56.00	SF	4.00	4.00	100	2007	2007	3	31	69	

LAND DESCRIPTION

TOTAL OB/XF 2,598

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	0	0006	R-1	75.00	167.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS