

BLOCK 2 LOT 13
IN OR 1629/928
EGAN MEADOWS 1 PB 3/45

BEAN DANA L
40 NORTH 14TH PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1240-0002-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	27	PREFIN MTL 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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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	72,293
BAS	256	100	256	20,983
FCP	270	25	68	5,574
FOP	120	30	36	2,951
SFB	120	80	96	7,869
UST	80	45	36	2,951

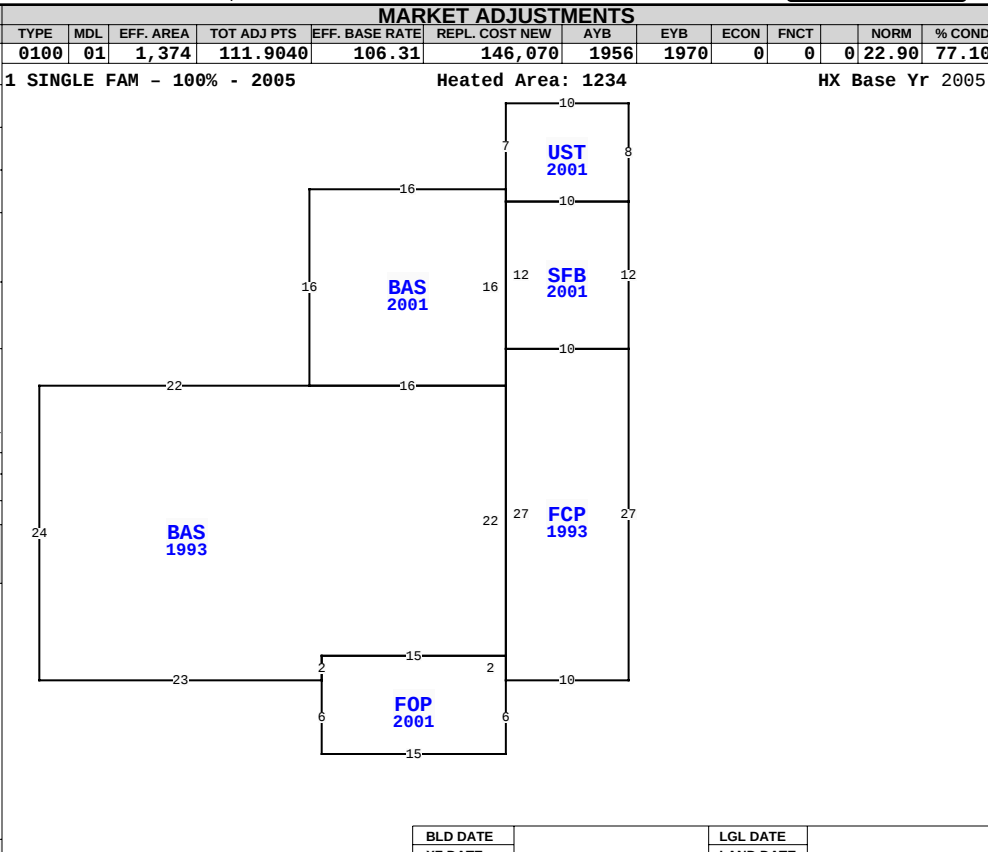
TOTALS	1,728		1,374	112,620
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EXTRA FEATURES

L N	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	100	17	7	119.00	SF	6.50	6.50	100	1981	1981	3	35	271	
2	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1993	1993	3	66	1,030	
3	0810	CONCRETE A	0	100	105	8	840.00	SF	6.50	6.50	100	2001	2001	3	80	4,368	
4	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2001	2001	3	80	343	
5	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2001	2001	3	80	468	
6	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	
7	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2003	2003	3	61	1,640	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	96.00	135.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							



40 N 14TH PL, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,374	111.9040	106.31	146,070	1956	1970	0	0	22.90	77.10

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		127,461
TOTAL MARKET OB/XF VALUE		8,720
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		311,181
SOH/AGL Deduction		174,160
ASSESSED VALUE		137,021
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,021
TOTAL JUST VALUE		311,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200620	GARAGE	0	11/01/2020
20090926	H/AC	0	07/15/2009
20004427	XFOB	1,000	11/30/2000
2001908	REMODEL	15,000	01/07/2000
10128-B	REPAIR/RRF	1,200	11/11/1996

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
1629/0928	6/17/2009	QC U I 11	100
GRANTOR: DIETZ KARL			
GRANTEE: BEAN DANA L			
1270/0278	11/01/2004	WD Q I	197,000
GRANTOR: STIVERS KENNETH R & B			
GRANTEE: BEAN DANA L & KARL			

BUILDING NOTES			
BUILDING DIMENSIONS			
UST=[YR=2001] W10 S7 BAS=[YR=2001] W16 S16 BAS=[YR=1993] W22 S24 E23 FOP=[YR=2001] S6 E15 N6 FCP=[YR=1993] E10 N27 SFB=[YR=2001] N12 W10 S12 E10 \$ W10 S27 \$ N2 W15 S2 \$ N2 E15 N22 W16 \$ E16 N16 \$ S1 E10 N8 \$.			

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