

LOT 7 & E1/2 OF LOT 6
IN OR 1675/1942
OAK GROVE PLACE PB 3/2

FORNS LAWRENCE E
103 S 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1480-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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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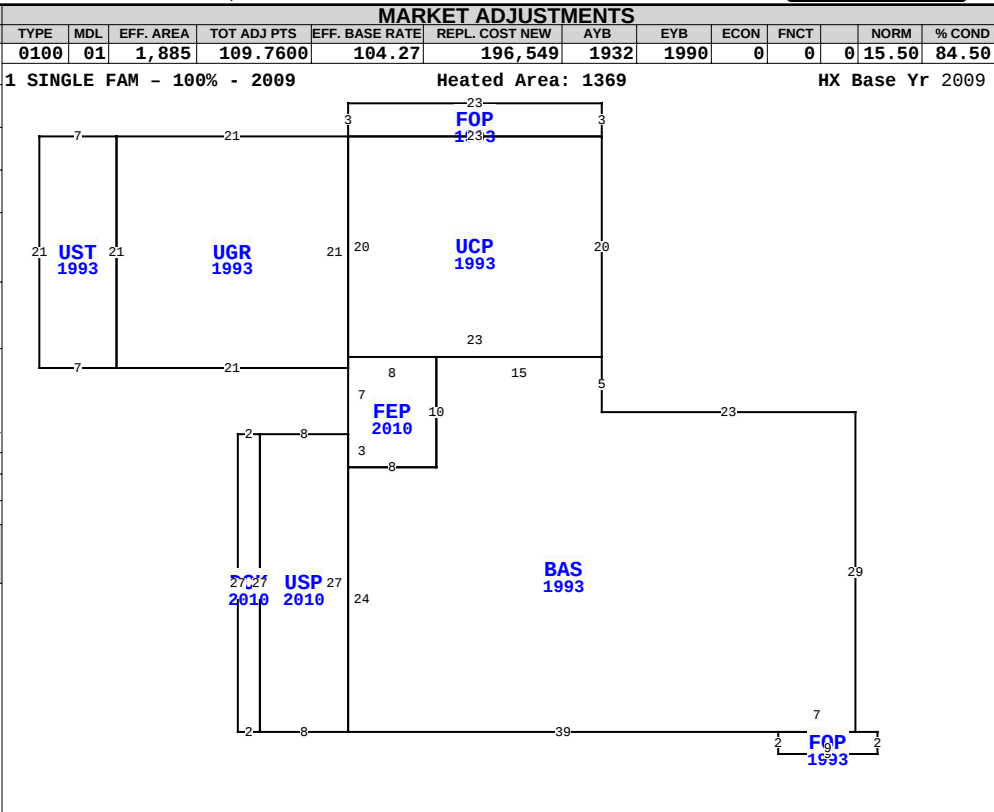
NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100	1,369	120,620
DCK	54	10	5	440
FEP	80	80	64	5,639
FOP	18	30	5	440
FOP	69	30	21	1,851
UCP	460	20	92	8,106
UGR	441	45	198	17,445
USP	216	30	65	5,727
UST	147	45	66	5,815
TOTALS	2,854		1,885	166,084

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	20	55	1,100.00	SF	6.50	6.50	100	1970	1970	3	21	1,502	
2	0810	CONCRETE A	0 100	3	66	198.00	SF	6.50	6.50	100	1970	1970	3	21	270	
3	0810	CONCRETE A	0 100	15	20	300.00	SF	6.50	6.50	100	1932	1932	3	20	390	
4	0351	CARPORT MT	0 100	12	59	708.00	SF	10.00	10.00	100	1998	1998	3	20	1,416	
5	0810	CONCRETE A	0 100	0	0	153.00	SF	6.50	6.50	100	1998	1998	3	75	746	
6	0825	BRICK	0 100	5	8	40.00	SF	12.50	12.50	100	1970	1970	3	56	280	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



103 S 14TH ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF															4,604
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
1	000100	C	SFR	100	0003	R-2	100.00	90.00	1.00	LT		1.00	1.00	1.10	150,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 2	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										166,084	
TOTAL LAND VALUE - MARKET										165,000	
TOTAL MARKET VALUE										335,688	
SOH/AGL Deduction										196,378	
ASSESSED VALUE										139,310	
TOTAL EXEMPTION VALUE										HX HB DX SX 105,000	
BASE TAXABLE VALUE										34,310	
TOTAL JUST VALUE										335,688	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										327,970	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120485	METAL ROOF	5,500	03/22/2012
20042086	WOOD FENCE	1,000	11/08/2004
984085	WOOD FENCE	200	08/19/1998
10578B	REPAIR/RRF	1,500	06/27/1997
6869	REPAIR/RRF	3,600	01/17/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2723/1041	6/04/2024	QC	U	I	11		100
GRANTOR: FORNS BONITA GAY MALO							
GRANTEE: FORNS LAWRENCE EVEL							
1675/1942	4/23/2010	QC	U	I	11		100
GRANTOR: MIXON JEWEL (FORNS)							
GRANTEE: FORNS LAWRENCE E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 N5 UCP=[YR=1993] N20 FOP=[YR=1993] N3 W23 S3 E23 \$ W23 UGR=[YR=1993] W21 UST=[YR=1993] W7 S21 E7 N21 \$ S21 E21 N21 \$ S20 E23 \$ W15 FEP=[YR=2010] W8 S7USP=[YR=2010] W8 DCK=[YR=2010] W2S27E2N27\$ S27E8N27\$ S3 E8 N10 \$ S10 W8 S24 E39 FOP=[YR=1993] S2 E9 N2 W9 \$ E7 N29 \$.									