

LOTS 4 & 5
PT OR 1916/1497
SORENSEN TERRACE REPLAT

PEACOCK JAMES C JR
34 NORTH 14TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1690-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700 OFFICE BUILDINGS	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	1,828	118.1250	167.44	306,080	1960	1975	0	0	15	77.00	10.00
1 OFFICE 1&2 - 0% - 0				Heated Area: 1828				HX Base Yr				
BAS 1993												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	1,828	30,608
TOTALS	1,828		1,828	30,608

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0351	CARPORT MT	0	0	18	12	
2	0810	CONCRETE A	0	0	0	0	
3	0810	CONCRETE A	0	0	14	9	
4	0803	ASPHALT C	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001700	C	1STORY OFF	0	000

34 N 14TH ST, FERNANDINA BEACH				INC DATE		05/17/2024		REA		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
216.00	SF	10.00	10.00	100	1980	1980	3	20	432		
676.00	SF	6.50	6.50	100	1960	1960	3	20	879		
126.00	SF	6.50	6.50	100	1980	1980	3	32.5	266		
1,385.00	SF	1.00	1.00	100	1996	1996	3	50	693		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		30,608	
TOTAL MARKET OB/XF VALUE		2,270	
TOTAL LAND VALUE - MARKET		305,000	
TOTAL MARKET VALUE		337,878	
SOH/AGL Deduction		158,781	
ASSESSED VALUE		179,097	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		179,097	
TOTAL JUST VALUE		337,878	
NCON VALUE		0	
INCOME VALUE		375,918	
PREVIOUS YEAR MKT VALUE		162,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101679	SIGN	750	09/27/2010
B969587	DEMOLITION	3,000	02/09/1996
B969549	REPAIR/RRF	2,500	01/22/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1916/1497	5/13/2014	DG	U	I	30	100	
GRANTOR: PEACOCK JAMES C JR &							
GRANTEE: PEACOCK JAMES C JR							
1704/1109	10/08/2010	QC	U	I	11	100	
GRANTOR: PEACOCK JAMES C							
GRANTEE: BOWEN DEBORAH A							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W62 S30 E15 N1 E32 S1 E15 N30 \$.												