

BLK 23 S1/2 OF LOT 3
CITY OF FDNA BEACH S/D OF
SEC 22-3N-28E UNR

LAMAR RICHARD RON & BEVERLY A
14 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0023-0032



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 70	0500	01	3,470	125.6904	188.54	654,234	1947	2012	0	143.5	7.08	143.50		VALUATION BY		STANDARD														
Exterior Wall	19	COMMON BRK 30	1 SFR CUST - 82.19% - 2021										Heated Area: 3078					HX Base Yr 2021					Tax Group: 2		Tax Dist:							
Roof Structure	03	GABLE/HIP 100															BUILDING MARKET VALUE		938,826													
Roof Cover	12	MODULAR MT 100															TOTAL MARKET OB/XF VALUE		17,287													
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET		175,000													
Interior Floor	12	HARDWOOD 80															TOTAL MARKET VALUE		1,131,113													
Interior Floor	15	HARDTILE 20															SOH/AGL Deduction		157,662													
Air Condition	03	CENTRAL 100															ASSESSED VALUE		973,451													
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE		HX HB		50,000											
Bedrooms	3	100															BASE TAXABLE VALUE		923,451													
Bathrooms	3	100															TOTAL JUST VALUE		1,131,113													
Frame	02	WOOD FRAME 100															NCON VALUE		0													
Stories	2.	2. 100															INCOME VALUE															
Units	0	100															PREVIOUS YEAR MKT VALUE		1,084,232													
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality		06	Quality Level 06																													
DOR CODE		1200	STORE/OFFICE/RESID																													
MAP NUM			MKT AREA										01																			
NEIGHBORHOOD/LOC		1005.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
CAN	34	30	10	2,705																												
HXB	360	100	360	97,399																												
HXB	819	100	819	221,584																												
HXB	1,303	100	1,303	352,534																												
HXG	484	55	266	71,968																												
HXO	40	5	2	541																												
HXO	72	5	4	1,082																												
HXO	100	5	5	1,353																												
HXP	63	30	19	5,140																												
HXP	90	30	27	7,306																												
TOTALS		4,153		3,470	938,826																											
EXTRA FEATURES			14 N 4TH ST, FERNANDINA BEACH													BLD DATE		12/30/2021		KK		LGL DATE				12/30/2021		KK				
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	0409	ELEVATOR R	0	100	0	0		1.00	UT	12,750.00	12,750.00	100	2009	2009	3	100	12,750															
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT	4,375.00	4,375.00	100	2009	2009	3	93	4,069															
3	0097	AWNING CN	0	100	0	0		12.00	SF	65.00		65.00	100	2010	2010	3	60	468														