BLOCK 213 S65.5 FT OF N131 FT
OF E100 FT OF W130 FT OF LOT 7
IN OR 2031/575

STRONG LAUREL LEA
914 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0213-0075

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

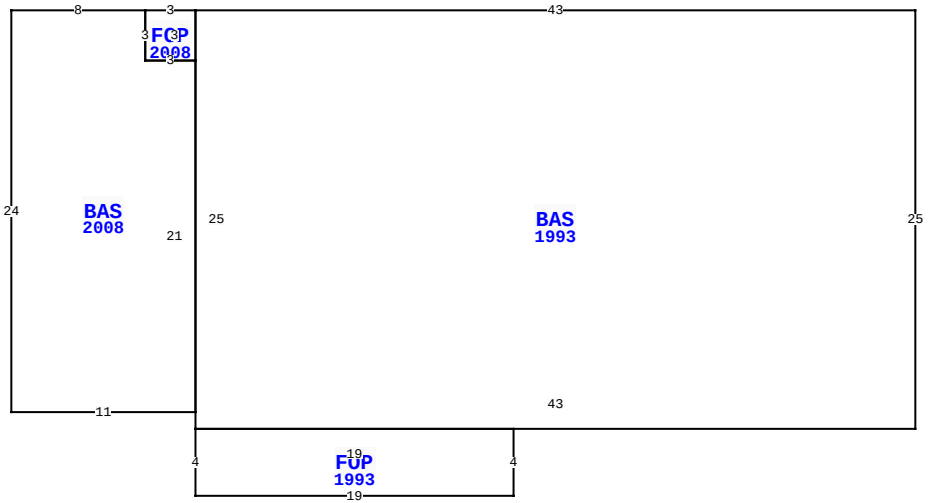
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1,075	121,317
BAS	255	100	255	28,777
FOP	76	30	23	2,595
FOP	9	30	3	339
TOTALS	1,415		1,356	153,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,356	143.3432	136.18	184,660	1974	2000	0	0	0	17.13	82.87

1 SINGLE FAM – 100% - 2017 Heated Area: 1330 HX Base Yr 2017



914 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,028
TOTAL MARKET OB/XF VALUE		2,116
TOTAL LAND VALUE - MARKET		144,100
TOTAL MARKET VALUE		299,244
SOH/AGL Deduction		147,187
ASSESSED VALUE		152,057
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,057
TOTAL JUST VALUE		299,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080300	OTHER	900	02/28/2008
20080199	OTHER	1,000	02/11/2008
20080115	REMODEL	500	01/28/2008
20072243	OTHER	2,700	12/17/2007
20072139	REMODEL	25,600	11/29/2007
20070496	REPAIR/RRF	1,850	03/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/0575	2/29/2016	WD	Q	I	01	153,000
GRANTOR: RUDGE SUZANNE						
GRANTEE: STRONG LAUREL LEA						
1478/0146	2/12/2007	WD	U	I	23	87,000
GRANTOR: ROBERTS DARNELL ANTHO						
GRANTEE: RUDGE SUZANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FOP=[YR=2008] W3 BAS=[YR=2008] W8
S24E11N21W3N3$S3E3 N3$S25 FOP=[YR=1993] S4E19N4W19$E43 N25$.

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	100	0	0	355.00	SF	6.50	6.50	100	1974	1974	3	25	577	
2	0810	CONCRETE A	0	100	19	2	38.00	SF	6.50	6.50	100	1974	1974	3	25	62	
3	1242	WD DECK A	0	100	12	24	288.00	SF	10.00	10.00	100	2008	2008	3	35	1,008	
4	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2008	2008	3	89	469	

LAND DESCRIPTION

TOTAL OB/XF 2,116

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	100	0006	R-2	65.00	100.00	65.50	FF		1.00	1.00	1.00	2,200.00	2,200.00	144,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 144,100 Market: 0 Agricultural: 0 Common: 144,100 PRINTED 08/06/2024 BY SYS