

BLOCK 232 E1/2 OF N 14
FT OF C OF 1 E1/2 OF D OF 1
IN OR 790/1089

WIGGINS JACQUELINE A
1214 FIR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-01D1



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	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	19	COMMON BRK 100	0100	01	1,758	121.6000	115.52	203,084	1954	1985	0	0	29.00	71.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1998													Heated Area: 1632									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1998									
Interior Wall	04	PLYWOOD 50	20 11 20 11 25 48 14 20 6 8 6 8																						
Interior Wall	05	DRYWALL 50																							
Interior Floo	12	HARDWOOD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
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		02	Quality Level 02																						
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	1,632	100	1,632	133,856																					
FEP	48	80	38	3,117																					
FSP	220	40	88	7,218																					
TOTALS		1,900	1,758	144,190																					
EXTRA FEATURES					1214 FIR ST, FERNANDINA BEACH										BLD DATE 04/07/2014 KK LGL DATE 03/18/2024 MLU										
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	4	16	64.00	SF	6.50	6.50	100	1954	1954	3	20	83									
2	0810	CONCRETE A	0	100	11	26	286.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,106									
3	0825	BRICK	0	100	0	0	20.00	SF	12.50	12.50	100	1954	1954	3	31	78									
4	0810	CONCRETE A	0	100	9	20	180.00	SF	6.50	6.50	100	1990	1990	3	59.5	696									
5	0810	CONCRETE A	0	100	9	8	72.00	SF	6.50	6.50	100	1980	1980	3	32.5	152									
6	0940	SHEDS/PORT	0	100	10	12	120.00	SF	19.50	19.50	100	2008	2008	3	35	819									
TOTAL OB/XF 2,934																									
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								
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000								
REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS																									

VALUATION BY

Tax Group: 2

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

144,190

2,934

110,000

257,124

166,085

91,039

50,000

41,039

257,124

0

241,081

PERMIT NUM

DESCRIPTION

AMT

ISSUED

983037

REPAIR/RRF

5,338

01/21/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0790/1089

4/16/1997

WD U

I

01

100

GRANTOR: WILLIAMS CECIL D

GRANTEE: WIGGINS JACQUELINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FSP=[YR=2008] N11W20S11 E20\$W25S48 E14

FEP=[YR=1993] S6E8N6 W8 \$ E20 N48\$.