BLOCK 240 E100 FT OF S97 FT
OF LOT 6 CITY OF FDNA BEACH

RIVER GREEN ESTATES LLC
11323 PHILLIPS PKWY DR E STE 7
JACKSONVILLE, FL 32256

2024

00-00-31-1800-0240-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

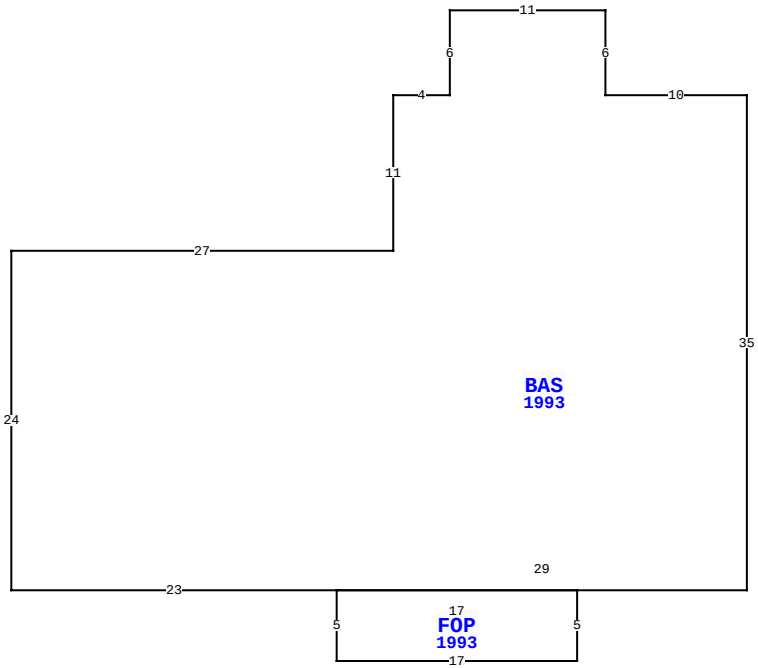
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1,589	38,800
FOP	85	30	26	635
TOTALS	1,674		1,615	39,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,615	128.5200	122.09	197,175	1956	1965	0	0	50	39.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1589 HX Base Yr



731 S 14TH ST, FERNANDINA BEACH

BLD DATE	07/16/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	39,435
TOTAL MARKET OB/XF VALUE	2,581
TOTAL LAND VALUE - MARKET	181,390
TOTAL MARKET VALUE	223,406
SOH/AGL Deduction	63,542
ASSESSED VALUE	159,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,864
TOTAL JUST VALUE	223,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0025	DEMOLISH SFR	8,000	01/24/2024
6036	REPAIR/RRF	1,500	06/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0398	7/06/2021	WD	Q	V	01	160,000
GRANTOR: WILSON ADAM M & HILLA						
GRANTEE: RIVER GREEN ESTATES						
2327/0959	12/20/2019	WD	Q	I	01	90,000
GRANTOR: ROWLAND TODD L & GING						
GRANTEE: WILSON ADAM M & HIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 W11 S6 W4 S11 W27 S24 E23 FOP=[YR=1993] S5 E17 N5 W17 $ E29 N35 $.

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	0	10	30	300.00	SF	6.50	6.50	100	1956	1956	3	20	390	
2	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1993	1993	3	20	576	
3	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2000	2000	3	20	840	
4	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
5	0680	POLE SHED	0	0	14	8	112.00	SF	10.00	10.00	100	2000	2000	3	28	314	
6	0680	POLE SHED	0	0	12	8	96.00	SF	10.00	10.00	100	2000	2000	3	28	269	

LAND DESCRIPTION

TOTAL OB/XF 2,581

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	0	0006	R-2	97.00	100.00	97.00	FF		1.00	1.00	0.85	2,200.00	1,870.00	181,390							

REVIEW DATE 07/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 181,390 Market: 0 Agricultural: 0 Common: 181,390 PRINTED 08/06/2024 BY SYS