

BLOCK 240 E200 FT OF S1/2 OF  
LOT 7 IN OR 2210/1297  
CITY OF FDNA BEACH

PEEPLES AMANDA M & VIRGIL C  
717 S 14TH STREET  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0240-0072



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1.5 100        |
| 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       | 1,568            | 100         | 1,568        | 131,774              |
| STP       | 24               | 10          | 2            | 168                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,592 |  | 1,570 | 131,942 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0819       | CONC 12"    | 0 100   | 4  | 7  | 28.00  | SF | 9.50  | 9.50           | 100       | 1966    |
| 2              | 0810       | CONCRETE A  | 0 100   | 4  | 10 | 40.00  | SF | 6.50  | 6.50           | 100       | 1966    |
| 3              | 0810       | CONCRETE A  | 0 100   | 10 | 79 | 790.00 | SF | 6.50  | 6.50           | 100       | 1966    |
| 4              | 0940       | SHEDS/PORT  | 0 100   | 12 | 16 | 192.00 | SF | 21.30 | 21.30          | 100       | 2007    |
| 5              | 0940       | SHEDS/PORT  | 0 100   | 12 | 8  | 96.00  | SF | 21.30 | 21.30          | 100       | 2007    |
| 6              | 0680       | POLE SHED   | 0 100   | 12 | 6  | 72.00  | SF | 8.00  | 8.00           | 100       | 2012    |
| 7              | 1243       | WD DECK F   | 0 100   | 0  | 0  | 909.00 | SF | 4.00  | 4.00           | 100       | 2009    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-2      | 86.00 | 200.00 | 86.00       | FF        | 1.00 |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |         |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                                                         | 01  | 1,570     | 99.9600     | 94.96          | 149,087        | 1966 | 2000 | 0    | 0    | 0 11.50 | 88.50  |
| 1 SINGLE FAM - 100% - 2019 Heated Area: 1568 HX Base Yr 2019 |     |           |             |                |                |      |      |      |      |         |        |
| <div><div></div><div>BAS 1993</div><div>STP 1993</div></div> |     |           |             |                |                |      |      |      |      |         |        |
| 717 S 14TH ST, FERNANDINA BEACH                              |     |           |             |                |                |      |      |      |      |         |        |

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

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,880       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |  |
|---------------------------|--|--------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1  |  |
| VALUATION BY              |  | STANDARD     |  |
| Tax Group: 2              |  | Tax Dist:    |  |
| BUILDING MARKET VALUE     |  | 131,942      |  |
| TOTAL MARKET OB/XF VALUE  |  | 4,880        |  |
| TOTAL LAND VALUE - MARKET |  | 189,200      |  |
| TOTAL MARKET VALUE        |  | 326,022      |  |
| SOH/AGL Deduction         |  | 141,865      |  |
| ASSESSED VALUE            |  | 184,157      |  |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |  |
| BASE TAXABLE VALUE        |  | 134,157      |  |
| TOTAL JUST VALUE          |  | 326,022      |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  | 303,375      |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20190703   | 18X26       | 0     | 01/17/2020 |
| 20070182   | XF0B        | 1,600 | 01/31/2007 |

| SALES DATA                     |            |           |     |     |         |
|--------------------------------|------------|-----------|-----|-----|---------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD  |
| 2210/1297                      | 7/13/2018  | WD        | Q   | I   | 01      |
| GRANTOR: HOGUE JONATHAN W & JE |            |           |     |     | 252,000 |
| GRANTEE: PEEPLES AMANDA M &    |            |           |     |     |         |
| 1367/0527                      | 11/15/2005 | WD        | Q   | I   | 185,000 |
| GRANTOR: PETTINGILL MICHAEL R  |            |           |     |     |         |
| GRANTEE: HOGUE JONATHAN W      |            |           |     |     |         |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W56 S28 E26 STP=[YR=1993] S4 E6 N4 W6\$ E30 N28 \$ . |  |  |  |  |  |  |  |  |  |  |  |