

BLOCK 240 LOT E200 FT OF
N 1/2 OF 9
IN OR 604 PG 274

MCLAUGHLIN HOLLE M
615 S 14TH ST
FERNANDINA BEACH, FL 32034-2408

2024

00-00-31-1800-0240-0091



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	PAGE 1 of 1 2																													
Exterior Wall	05	AVERAGE 100	0100	01	1,056	120.9460	114.90	121,334	1971	1971	0	0	20.25	79.75	VALUATION SUMMARY																													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 1056												HX Base Yr 2023																	
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	05	DRYWALL 50																																										
Interior Wall	06	CUST PANEL 50																																										
Interior Floo	14	CARPET 80																																										
Interior Floo	15	HARDTILE 20																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms	3	100																																										
Bathrooms	1	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	1,056	100	1,056	96,764																																								
TOTALS	1,056		1,056	96,764																																								
EXTRA FEATURES					615 S 14TH ST, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG 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	0940	SHEDS/PORT	0 100	10	9	90.00	SF	30.00	30.00	100	1983	1983	3	20	540																													
2	0810	CONCRETE A	0 100	8	32	256.00	SF	6.50	6.50	100	1985	1985	3	47	782																													
3	0810	CONCRETE A	0 100	0	0	298.00	SF	6.50	6.50	100	1985	1985	3	47	910																													
4	0940	SHEDS/PORT	0 100	7	10	70.00	SF	30.00	30.00	100	1986	1986	3	20	420																													
5	0810	CONCRETE A	0 100	7	4	28.00	SF	6.50	6.50	100	1985	1985	3	47	86																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	000100	C	SFR	100		R-2	86.00	200.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200																											
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS																																												