BLOCK 241 LOTS 117 118 & 119
CITY OF FDNA BEACH

CLOWER LUCIAN BURKE/LINDACHER ANNE
421 S 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0241-1170

BUILDING CHARACTERISTICS

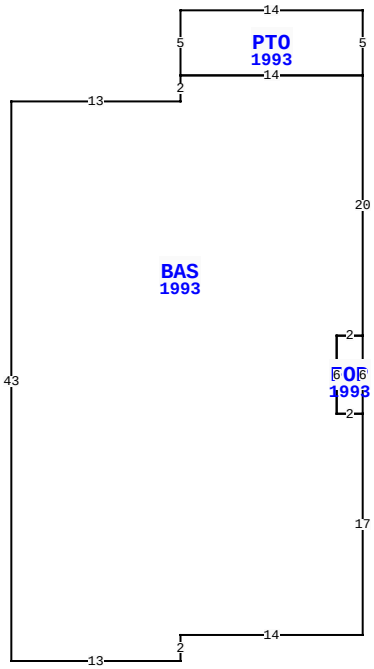
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	0800	MULTI-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	1,149	100	1,149	146,199
FOP	12	30	4	509
PTO	70	5	4	509
TOTALS	1,231		1,157	147,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,157	117.4480	146.81	169,859	1986	1996	0	0	0	13.33	86.67

1 DUPLEX – 0% - 2024 Heated Area: 1149 HX Base Yr 2024



421 S 14TH ST A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		294,434
TOTAL MARKET OB/XF VALUE		6,696
TOTAL LAND VALUE - MARKET		167,200
TOTAL MARKET VALUE		468,330
SOH/AGL Deduction		0
ASSESSED VALUE		468,330
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		418,330
TOTAL JUST VALUE		468,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053240	REPAIR/RRF	6,000	12/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/1141	3/14/2023	WD	U	I	30	385,000
GRANTOR: MANKEN DONNA E						
GRANTEE: CLOWER LUCIAN BURKE						
2540/0359	2/10/2022	PR	U	I	19	100
GRANTOR: MANKEN DONNA E P/R JA						
GRANTEE: MANKEN DONNA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-14,5] S2 W13 S43 E13 N2 E14 N17 W2 N6 E2 N20 W14 $
PTO=[YR=1993;ORIG=0,0] W14 S5 E14 N5 $
FOP=[YR=1993;ORIG=0,31] N6 W2 S6 E2 $
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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	28	30	840.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,703	
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	1986	1986	3	49.5	405	
3	0810	CONCRETE A	0	100	28	30	840.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,703	
4	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	1986	1986	3	49.5	405	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 6,696

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		R-2	38.00	100.00	38.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	83,600							
2	000100	C	SFR	100		R-2	38.00	100.00	38.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	83,600							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 167,200 Market: 0 Agricultural: 0 Common: 167,200 PRINTED 08/06/2024 BY SYS

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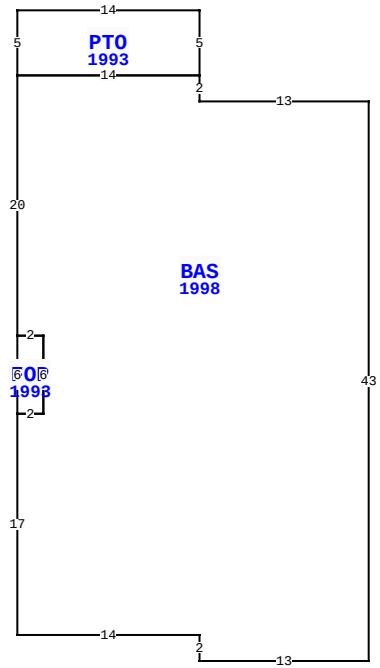

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GRANTEE: MANKEN DONNA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 N2 PTO=[YR=1993] N5 W14 S5 E14 $ W14 S20
FOP=[YR=1993] S6 E2 N6 W2 $ E2 S6 W2 S17 E14 S2 E13 N43 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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