BLOCK 241 LOT 126
CITY OF FDNA BEACH

KERAVICH DANIEL PAUL
95198 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0241-1260

BUILDING CHARACTERISTICS

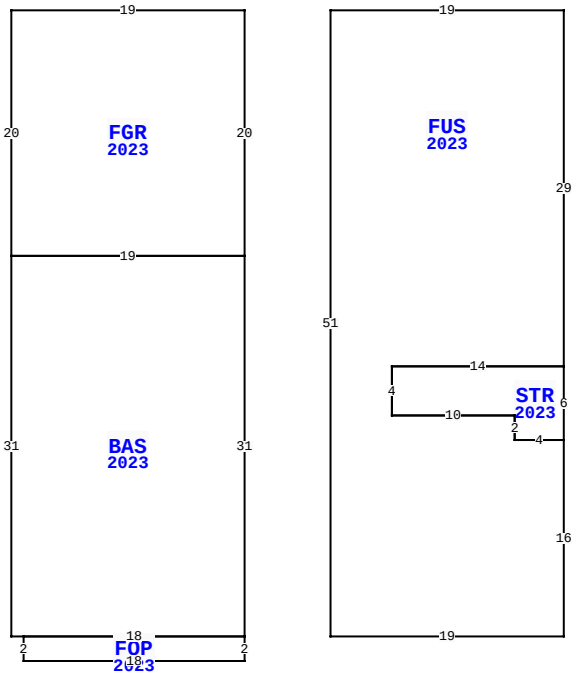
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	589	100	589	134,115
FGR	380	55	209	47,589
FOP	36	30	11	2,505
FUS	905	100	905	206,069
STR	64	10	6	1,366
TOTALS	1,974		1,720	391,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,720	151.8000	227.70	391,644	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 1494 HX Base Yr



407 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	391,644
TOTAL MARKET OB/XF VALUE	15,177
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	461,821
SOH/AGL Deduction	0
ASSESSED VALUE	461,821
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,821
TOTAL JUST VALUE	461,821
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1184			01/30/2023
20211184	NEW CONSTR	0	03/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/406	12/18/2023	WD	Q	I	01	565,000
GRANTOR: RIVER GREEN ESTATES L						
GRANTEE: KERAVICH DANIEL PAU						
2333/0395	1/21/2020	WD	Q	V	05	150,000
GRANTOR: CURNUTTE WILLIAM D &						
GRANTEE: RIVER GREEN ESTATES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=85,10] W19 S51 E19 N16 W4 N2 W10 N4 E14 N29 $
BAS=[YR=2023;ORIG=40,30] E19 S31 W18 W1 N31 $
FGR=[YR=2023;ORIG=40,10] E19 S20 W19 N20 $
STR=[YR=2023;ORIG=71,39] E14 S6 W4 N2 W10 N4 $
FOP=[YR=2023;ORIG=41,61] E18 S2 W18 N2 $
.

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	0855	CONC PAVER	0	0	0	0	930.00	SF	10.00	10.00	100	2023	2022		100	9,300	
2	0855	CONC PAVER	0	0	0	0	285.00	SF	10.00	10.00	100	2023	2022		100	2,850	
3	1076	TRELLIS A	0	0	16	12	192.00	SF	7.50	7.50	100	2023	2022		98	1,411	
4	0476	VF 6 SBPL	0	0	0	0	51.00	LF	32.00	32.00	100	2023	2022		99	1,616	

LAND DESCRIPTION

TOTAL OB/XF 15,177

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		R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	55,000							

REVIEW DATE 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS