BLOCK 242 LOT 7
CITY OF FDNA BEACH

DAVIS BRIDGETTE & EARL ET AL/ALBERTA PATRICIA J
317 S 14TH ST
FERNANDINA BEACH, FL 32037

2024

00-00-31-1800-0242-0071

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

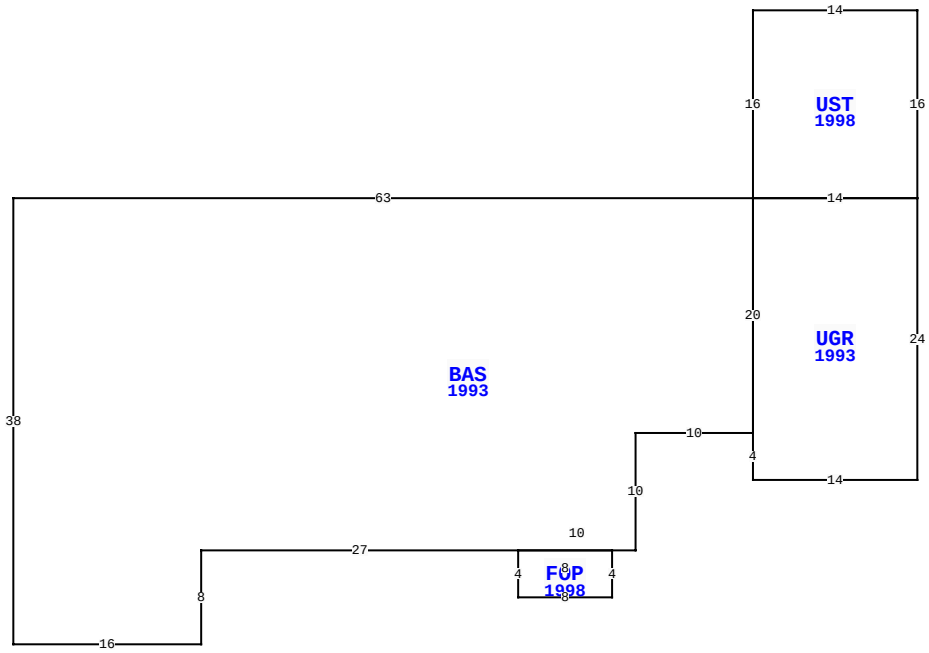
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100	1,918	112,287
FOP	32	30	10	586
UGR	336	45	151	8,840
UST	224	45	101	5,913
TOTALS	2,510		2,180	127,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,180	94.0800	89.38	194,848	1954	1959	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1918 HX Base Yr



317 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		127,625
TOTAL MARKET OB/XF VALUE		3,017
TOTAL LAND VALUE - MARKET		567,600
TOTAL MARKET VALUE		698,242
SOH/AGL Deduction		38,138
ASSESSED VALUE		660,104
TOTAL EXEMPTION VALUE	13	660,104
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		698,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210716	REPAIR/RRF	0	09/03/2021
20101422	H/AC	3,500	08/25/2010
20052269	ELEC OTHER	1,000	07/20/2005
20051935	XFOB	13,000	06/08/2005
20022061	REPAIR/RRF	5,000	12/04/2002
20021438	REPAIR/RRF	5,000	08/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2544/1951	3/08/2022	QC	U	I	11	100
GRANTOR: ALBERTA PATRICIA J &						
GRANTEE: DAVIS BRIDGETTE & E						
2406/1446	9/11/2020	QC	U	I	11	96,000
GRANTOR: ALBERTA PATRICIA J &						
GRANTEE: DAVIS BRIDGETTE S &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1998] W14 S16 BAS=[YR=1993] W63 S38 E16 N8 E27
FOP=[YR=1998] S4 E8 N4 W8 $ E10 N10 E10 UGR=[YR=1993] S4 E14
N24 W14 S20 $ N20 $ E14 N16 $.

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	0940	SHEDS/PORT	0	100	10	9	90.00	SF	30.00	30.00	100	1980	1980	3	20	540	
2	0810	CONCRETE A	0	100	108	8	864.00	SF	6.50	6.50	100	1960	1960	3	20	1,123	
3	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	1954	1954	3	20	23	
4	0810	CONCRETE A	0	100	3	12	36.00	SF	6.50	6.50	100	1990	1990	3	59.5	139	
5	0756	FEP	0	100	16	10	160.00	SF	31.05	31.05	100	2005	2005	3	24	1,192	

LAND DESCRIPTION

TOTAL OB/XF 3,017

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	172.00	230.00	172.00	FF		1.00	1.00	1.50	2,200.00	3,300.00	567,600							

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 567,600 Market: 0 Agricultural: 0 Common: 567,600 PRINTED 08/06/2024 BY SYS