BLOCK 245 SUB C & D OF LOT 8
IN OR 1739/526
REPLAT OF BLOCK 245 PB 2/54

FERGUSON JAMES C
231 N 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0245-08C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

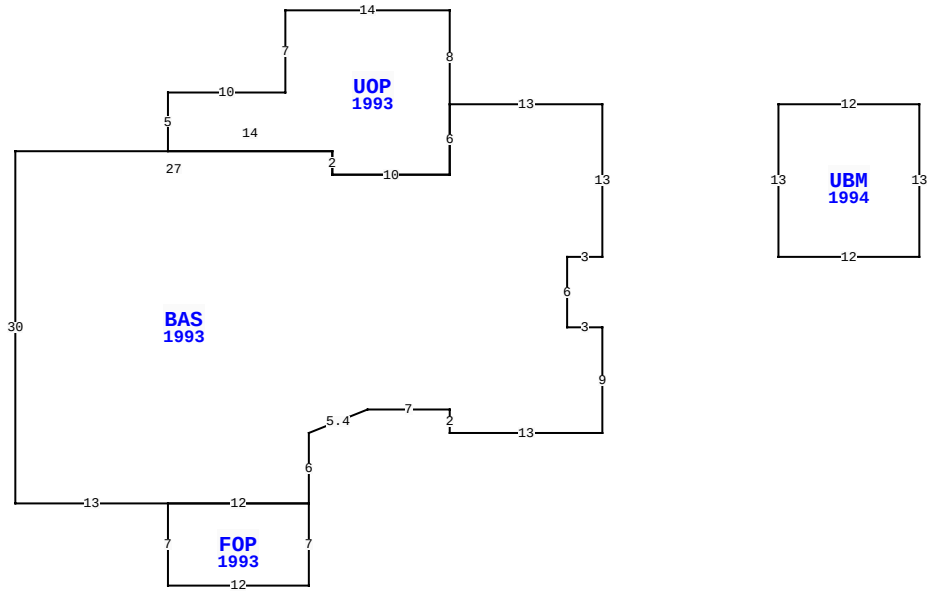
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1,345	108,417
FOP	84	30	25	2,015
UBM	156	20	31	2,499
UOP	238	20	48	3,869
TOTALS	1,823		1,449	116,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,449	115.4400	109.67	158,912	1950	1970	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1345 HX Base Yr 2012



231 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,800
TOTAL MARKET OB/XF VALUE		895
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		362,695
SOH/AGL Deduction		257,791
ASSESSED VALUE		104,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,904
TOTAL JUST VALUE		362,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120893	H/AC	2,500	05/17/2012
20100265	REMODEL	150	02/10/2010
20100271	REMODEL	1,500	02/10/2010
20100212	BATHROOM REMODEL	6,000	02/03/2010
20100016	AIR HANDLER	1,000	01/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1739/0526	5/18/2011	WD	U	I	30	50,000
GRANTOR: FERGUSON JAMES B & EL						
GRANTEE: FERGUSON JAMES C						
0737/0485	8/23/1995	WD	Q	I		60,000
GRANTOR: STOKES RICHARD P & VI						
GRANTEE: FERGUSON JAMES B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N8 W14 S7 W10 S5 E14 S2 E10 N6$ S6 W10 N2 W27 S30 E13 FOP=[YR=1993] S7 E12 N7 W12$ E12N6 R5 U2 E7 S2 E13 N9 W3 N6 E3 N13$ PTR=E15 UBM=[YR=1994] E12 S13 W12 N13$ W15$.

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	0	0	268.00	SF	6.50	6.50	100	1975	1975	3	26	453	
2	0810	CONCRETE A	0	100	19	11	209.00	SF	6.50	6.50	100	1980	1980	3	32.5	442	

LAND DESCRIPTION

TOTAL OB/XF 895

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	0006	R-2	86.00	200.00	1.00	LT		1.00	1.00	1.40	175,000.00	245,000.00	245,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000 PRINTED 08/06/2024 BY SYS