BLOCK 246 LOTS S 164 FT OF 8
IN OR 1927/786
CITY OF FDNA BEACH

LINGAFELT KENNETH ALLEN
501 NORTH 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0246-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

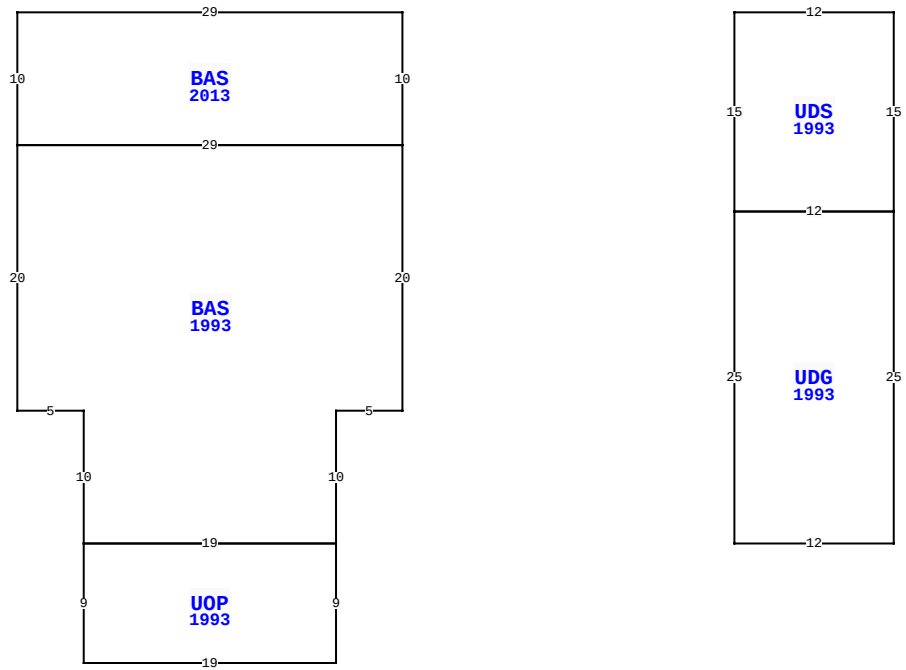
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	770	47,423
BAS	290	100	290	17,861
UDG	300	55	165	10,162
UDS	180	60	108	6,651
UOP	171	20	34	2,094
TOTALS	1,711		1,367	84,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,367	94.6400	89.91	122,907	1950	1960	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1060 HX Base Yr 2019



501 N 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		84,191
TOTAL MARKET OB/XF VALUE		1,382
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		348,073
SOH/AGL Deduction		178,017
ASSESSED VALUE		170,056
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,056
TOTAL JUST VALUE		348,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0786	7/11/2014	WD	Q	I	01	130,000
GRANTOR: LICAUSI GENEVA ETAL						
GRANTEE: LINGAFELT KENNETH A						
1063/1986	6/20/2002	DG	U	I	18	100
GRANTOR: SPIVEY CORRINE						
GRANTEE: SPIVEY CORRINE L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W29 S10 BAS=[YR=1993] S20 E5 S10 UOP=[YR=1993] S9 E19 N9 W19$ E19 N10 E5 N20 W29$ E29 N10$ PTR=E25 UDS=[YR=1993] E12 S15 UDG=[YR=1993] S25 W12 N25 E12$ W12 N15$ W25$.

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	0681	POLE SHED	0	100	40	11	440.00	SF	15.00	15.00	100	1980	1980	3	20	1,320	
2	0819	CONC 12"	0	100	5	4	20.00	SF	9.50	9.50	100	1980	1980	3	32.5	62	

LAND DESCRIPTION

TOTAL OB/XF 1,382

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	164.00	230.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							
2	000100	C	SFR	100	0006	R-2	110.00	230.00	1.00	LT		1.00	1.00	0.50	175,000.00	87,500.00	87,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/06/2024 BY SYS