



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	2,292	100	2,292	272,370
TOTALS	2,292		2,292	272,370

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	21	24	504.00	SF	17.50	17.50	100	1980
2	0861	POOL GUNIT	0 100	16	33	528.00	SF	85.00	85.00	100	1990
3	0810	CONCRETE A	0 100	0	0	1,297.00	SF	6.50	6.50	100	1975
4	0845	KOOL DECK	0 100	4	29	116.00	SF	7.25	7.25	100	1990
5	0810	CONCRETE A	0 100	0	0	1,378.00	SF	6.50	6.50	100	1975
6	0810	CONCRETE A	0 100	3	41	123.00	SF	6.50	6.50	100	1958
7	0810	CONCRETE A	0 100	8	28	224.00	SF	6.50	6.50	100	1995
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
9	0476	VF 6 SBPL	0 100	0	0	66.00	LF	32.00	32.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,292	110.5440	138.18	316,709	1958	1995	0	0	0 14.00	86.00
1 SNGL FAM - 100% - 2005											
Heated Area: 2292 HX Base Yr 2005											
1310 N 14TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
21,773											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	21	24	504.00	SF	17.50	17.50	100	1980
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9	0476	VF 6 SBPL	0 100	0	0	66.00	LF	32.00	32.00	100	2012

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1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						272,370					
TOTAL MARKET OB/XF VALUE						21,773					
TOTAL LAND VALUE - MARKET						225,000					
TOTAL MARKET VALUE						519,143					
SOH/AGL Deduction						287,219					
ASSESSED VALUE						231,924					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						181,924					
TOTAL JUST VALUE						519,143					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						507,326					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060085	REMODEL	1,400	01/12/2006
20052024	OTHER	1,000	06/17/2005
20042162	OTHER	1,000	11/15/2004
20040286	REPAIR/RRF	2,000	02/19/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1256/0201	8/31/2004	WD	Q	I		215,000
GRANTOR: HANEY DAVID M & KAREN						
GRANTEE: NANCE JOHN D & NATA						
0743/0186	11/01/1995	WD	Q	I		54,000
GRANTOR: LOVELL ERNIE						
GRANTEE: HANEY DAVID M & KAR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W6 N10 W38 S2 W20 S37 E38 N4 E26 N25\$.											