

BLK 254 N'LY 75 FT OF W'LY
100 FT OF LOT 3
CITY OF FDNA BEACH

BOWYER TONIE T
1102 N 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0254-0031



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	12
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	0100

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1007.00	

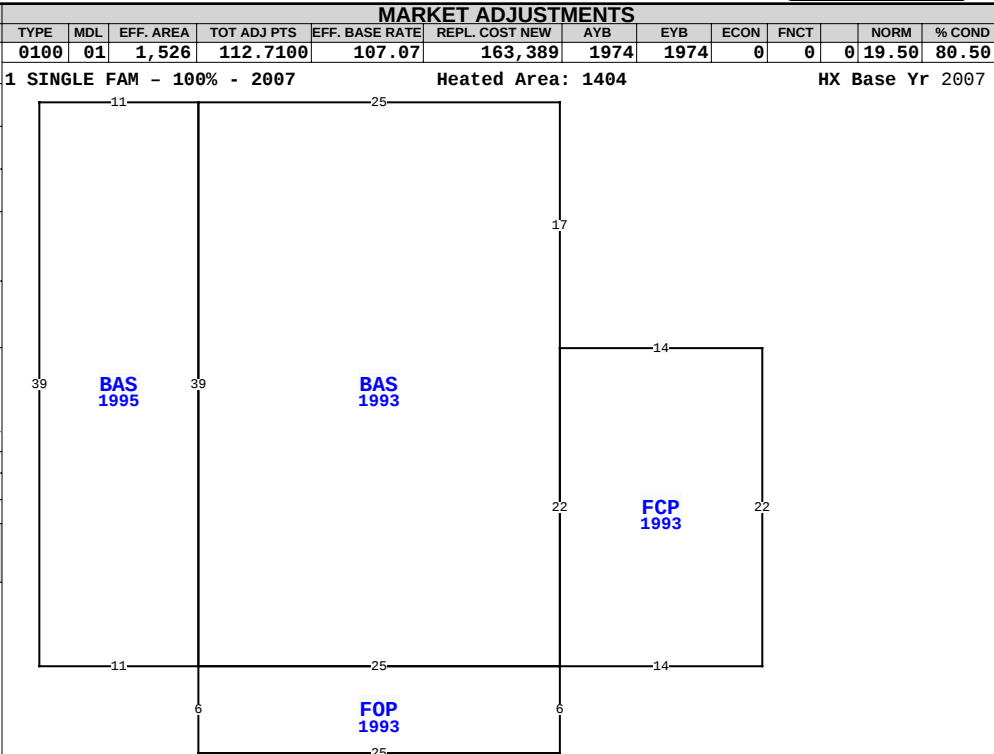
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	84,036
BAS	429	100	429	36,976
FCP	308	25	77	6,636
FOP	150	30	45	3,878

TOTALS	1,862	1,526	131,528
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	44	9	396.00	SF	6.50
2	0810	CONCRETE A	0	100	14	14	196.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	75.00	100.00	1.00

REVIEW DATE	04/05/2021	BY	RK
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1102 N 14TH ST, FERNANDINA BEACH

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

L N	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	44	9	396.00	SF	6.50	6.50	100	1974	1974	3	25	644	
2	0810	CONCRETE A	0	100	14	14	196.00	SF	6.50	6.50	100	1995	1995	3	70	892	
3	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00	85.00	100	2020	2020	3	93	25,296	
4	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2020	2020	3	99	3,465	

TOTAL OB/XF										30,297							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0006	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000

Total Acres:	0.00	Total Land Value:	175,000	Market:	0	Agricultural:	0	Common:	175,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										131,528		
TOTAL MARKET OB/XF VALUE										30,297		
TOTAL LAND VALUE - MARKET										175,000		
TOTAL MARKET VALUE										336,825		
SOH/AGL Deduction										195,025		
ASSESSED VALUE										141,800		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										91,800		
TOTAL JUST VALUE										336,825		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										331,235		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200140	SWIM POOL	30,000	03/19/2020
20033133	REPAIR/RRF	6,000	05/22/2003
2003467	REPAIR/RRF	600	07/14/2000
B959227	ADDITION	18,000	08/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2339/1455	12/24/2019	QC	U	I	11	100			
GRANTOR: BOWYER TONIE T & MICH									
GRANTEE: BOWYER TONIE T									
1442/0785	9/06/2006	WD	Q	I		188,000			
GRANTOR: PIERSON JEFFREY J									
GRANTEE: ESPINOZA TONIE T &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=1993] W14 BAS=[YR=1993] N17 W25 BAS=[YR=1995] W11 S39 E11 N39 \$ S39 FOP=[YR=1993] S6 E25 N6 W25 \$ E25 N22 \$ S22 E14 N22 \$.									